



**CITY COUNCIL**  
**Regular Meeting – July 8, 2019 6:00 p.m.**  
**Council Chambers**

*1368 Research Park Dr  
Beavercreek, Ohio*

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Council Member Vann
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
  - A. May 28, 2019 Regular Meeting
  - B. June 10, 2019 Regular Meeting
  - C. June 17, 2019 Work Session
- VI. PRESCHEDULED PRESENTERS
  - A. 2018 Audit Review, Kevin Vaughn, Plattenburg & Associates
- VII. PUBLIC HEARING – Z-19-1 Specht Rezoning
  - A. Applicant Presentation
  - B. Staff Presentation
  - C. Public Input
  - D. Council Input
  - E. Ordinance 19-15 (First Reading)
- VIII. PUBLIC HEARING – PUD 06-3 SSP #4 Homestead Village
  - A. Applicant Presentation
  - B. Staff Presentation
  - C. Public Input
  - D. Council Input
  - E. Motion
- IX. PUBLIC HEARING – 2020 Tax Budget
  - A. Staff Presentation
  - B. Public Input
  - C. Council Input
  - D. Resolution 19-37
- X. ORDINANCES, RESOLUTIONS AND PUDS
  - A. Ordinance 19-11 PC 19-3 2019 Thoroughfare Plan Update (Third Reading)
  - B. Resolution 19-38 Authorize Submittal of Funding Application to the Ohio Public Works Commission (OPWC) for the County Line Road Widening Project
- XI. COUNCIL TIME
- XII. MAYOR'S REPORT
- XIII. CITY MANAGER'S REPORT
- XIV. CITIZEN COMMENTS
- XV. ADJOURNMENT

BEAVERCREEK CITY COUNCIL  
REGULAR MEETING May 28, 2019 6:00 p.m.

PROCLAMATIONS

- ◆ Creek Classic
- ◆ Scleroderma Awareness Month, Kelley Hill

**CALL TO ORDER**

Vice Mayor Garcia called the meeting to order followed by roll call

PRESENT: Council Member Curran, Council Member Litteral, Council Member Rushing, Council Member Upton, Council Member Vann, Vice Mayor Garcia, Mayor Stone

ABSENT: None

Council Member Litteral MOVED to excuse Mayor Stone, seconded by Council Member Upton. Motion PASSED by majority voice vote.

ALSO IN ATTENDANCE: Kim Farrell, Recreation Superintendent; Bill Kucera, Financial Administrative Services Director; Pete Landrum, City Manager; Jeff McGrath, Planning & Development Director; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Mike Thonnerieux, Public Administrative Services Director

**PLEDGE**

Council Member Litteral led the pledge and a moment of silence.

**APPROVAL OF AGENDA**

Council Member Upton MOVED to amend the agenda by removing the Executive Session, seconded by Council Member Vann. Motion PASSED by majority voice vote.

Council Member Litteral MOVED to approve the agenda as amended, seconded by Council Member Vann. Motion PASSED by majority voice vote.

**ORDINANCES, RESOLUTIONS AND PUDS**

**Ordinance 19-04 PACE** (Property Assessed Clean Energy) Ordinance to Proceed (Third Reading) (Adopt as Emergency on Third Reading)

Clerk Miscisin read an Ordinance determining to proceed with the acquisition, construction and improvement of certain public improvements in the City of Beavercreek, Ohio, in cooperation with the Beavercreek Energy Special Improvement District and declaring an emergency.

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Mr. McHugh said the financing company and applicant requested this be tabled until the June 10<sup>th</sup> meeting. He said this would effect this Ordinance and Ordinance 19-05.

Council Member Vann asked why this was a benefit to the community. Mr. McHugh said this would not be a benefit to individuals. He explained this tends to be more commercial to remodel or build a new building that is more efficient. This financing would offset the cost of a more efficient building.

Council Member Curran MOVED to table Ordinance 19-04 to the June 10, 2019 Regular Meeting, seconded by Council Member Vann. Motion PASSED by majority voice vote.

Mayor Stone arrived at 6:16.

**Ordinance 19-05** PACE (Property Assessed Clean Energy) Levying Assessments (Third Reading) (Adopt as Emergency on Third Reading)

Clerk Miscisin read an Ordinance levying special assessments for the purpose of acquiring, constructing, and improving certain public improvements in the City of Beavercreek, Ohio, in cooperation with the Beavercreek Energy Special Improvement District; authorizing and approving an energy project cooperative agreement by and among the City of Beavercreek, Ohio, the Beavercreek Energy Special Improvement District, Greene Innkeepers LLC, and PACE Equity LLC providing for the financing of those public improvements; authorizing and approving a special assessment agreement by and between the City of Beavercreek Ohio, the County Treasurer of Greene County, Ohio, PACE Equity, LLC, the Beavercreek Energy Special Improvement District, and PACE Equity LLC regarding those special assessments; and declaring an emergency.

Council Member Vann MOVED to table Ordinance 19-05 to the June 10, 2019 Regular Meeting, seconded by Council Member Curran. Motion PASSED by a majority voice vote.

Council Member Litteral MOVED to adjust the agenda by moving item VI. A. 1504 Falcons Food LLC DBA TGI Fridays Liquor Permit to the next item of business, seconded by Council Member Curran. Motion PASSED by majority voice vote.

## **LIQUOR PERMITS**

### **TGI Friday**

Chief Evers said the Ohio Division of Liquor Control sent notification of a request to transfer a D5 and D6 liquor permit from Ohio Valley Bistros Inc. DBA TGI

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Fridays, 2799 Centre Dr., Beaver creek, Ohio 45324 to 1504 Falcons Food LLC., DBA TGI Fridays, 2799 Centre Dr., Beaver creek, OH 45324. The records checks required by the Ohio Department of Commerce – Division of Liquor Control were conducted on the business officers/shareholders for this application request. Staff recommended this application request move forward with no comment.

Council Member Litteral MOVED to accept without comment, seconded by Vice Mayor Garcia. Motion PASSED by a majority voice vote.

Chief Evers gave an update on the tornado. He said all of the personnel had been working various hours since the event. He said the efforts of last night were search and rescue and trying to get to areas that were blocked and people trapped. He said this was all being done in conjunction with the fire department. He said this was what they were trained to do. He said they were working to get the roadways opened. He said he saw the devastation from the air with the sheriff and could see the path of devastation. He said they were fortunate there was only minor injuries.

**Ordinance 19-06** PUD 19-1, IH Credit Union Rezoning (Second Reading)

Clerk Miscisin read an Ordinance rezoning 1.595 acres from B-2 and A-1 further described as Book 5, Page 5, Parcels 123 and 124 on the property tax maps of Greene County, Ohio to C-PUD 19-1.

There being no public input, the public hearing was closed.

This Ordinance will move automatically to the Third Reading

**Ordinance 19-07** Appropriate the Right-of-Way (Carlotta Oldham) for the Kemp Road Widening Project (Second Reading)

Clerk Miscisin read an Ordinance to appropriate certain real property interests owned by Carlotta Oldham, for the Kemp Road Widening Project, in the City of Beaver creek, Ohio.

There being no public input, the public hearing was closed.

This Ordinance will move automatically to the Third Reading

**Ordinance 19-08** Charter Amendments (First Reading)

Clerk Miscisin read an Ordinance providing for the submission to the electorate amendments of the Charter of the City of Beaver creek, Ohio, and to place the same on the Ballot at the general election, November 5, 2019.



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Mr. McHugh reviewed the changes included in the Ordinance. These changes would affect sections 4.02, 5.03, 6.01, 6.03, and 9.02.

Council Member Litteral MOVED Ordinance 19-08 to the second and third readings, seconded by Vice Mayor Garcia. Motion PASSED by a majority voice vote.

**Resolution 19-31** Authorize City Manager to Approve Purchasing, Travel and Petty Cash Policies and Amend Policies as Needed in Accordance with City Charter

Clerk Miscisin read a Resolution authorizing the City Manager to approve purchasing, travel and petty cash policies and authorizing the City Manager to amend these policies as needed in accordance with the City Charter's grant of authority to the City Manager

Mr. McHugh said he would address agenda items V. F. through V. L as they were all related. He said there was a question raised several weeks ago between the interplay of the Charter sections 10.10 and 4.10 and the Ordinance sections 31.01 and 31.17. He said they were amending to keep streamline with the Charter and also authorize the City Manager to change policy as circumstances determine. He said the last three resolution were to repeal the older resolutions that were no longer needed.

Council Member Litteral MOVED to approve Resolution 19-31, seconded by Council Member Curran. Motion PASSED by a majority voice vote.

**Ordinance 19-09** Repealing Current Section 31.01 and adopting New Section 31.01 and Repealing Current Section 31.17 (First Reading)

Clerk Miscisin read an Ordinance repealing current Section 31.01 "Reimbursement of Council Members for Expenses: of the City of Beavercreek Code of Ordinances and adopting new Section 31.01 "Reimbursement of Council Members for Expenses" and repealing Section 31.17 "Expenses of Council" of the City of Beavercreek Code of Ordinances.

Council Member Upton MOVED Ordinance 19-09 to the second and third readings, seconded by Vice Mayor Garcia. Motion PASSED by a majority voice vote.

**Ordinance 19-10** Repealing Current Section 35.17 and Section 35.18 and Adopting New Section 35.17 and Section 35.18 (First Reading)

Clerk Miscisin read an Ordinance repealing current Sections 35.17 and 35.18 of the City of Beavercreek Code of Ordinances and adopting new Sections 35.17 and

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35.18 of the city of Beavercreek Code of Ordinances in order to revise competitive bidding requirements.

Council Member Curran MOVED Ordinance 19-10 to the second and third readings, seconded by Vice Mayor Garcia. Motion PASSED by a majority voice vote.

**Resolution 19-32** Repealing Resolution 07-19

Clerk Miscisin read a Resolution repealing Resolution 07-19 in order to allow the City Manager to exercise authority granted per the City Charter.

Council Member Curran MOVED to approve Resolution 19-32, seconded by Council Member Litteral. Motion PASSED by a majority voice vote.

**Resolution 19-33** Repealing Resolution 07-20

Clerk Miscisin read a Resolution repealing Resolution 07-20 in order to allow the City Manager to exercise authority granted per the City Charter.

Council Member Litteral MOVED to approve Resolution 19-33, seconded by Vice Mayor Garcia. Motion PASSED by a majority voice vote.

**Resolution 19-34** Repealing Resolution 12-48

Clerk Miscisin read a Resolution repealing Resolution 12-48 in order to allow the City Manager to exercise authority granted per the City Charter.

Vice Mayor Garcia MOVED to approve Resolution 19-34, seconded by Council Member Upton. Motion PASSED by a majority voice vote.

**Resolution 19-35** Renewal of Beavercreek Soccer Association Agreement

Clerk Miscisin read a Resolution authorizing the City Manager to enter into a Lease Agreement with the Beavercreek Soccer Association.

Ms. Farrell explained this was an extended lease agreement which has been in effect since 1994. She said this was for the Ankeney Soccer Complex which the city owns 25 acres of. She said the Beavercreek Soccer Association operates and maintains the entire complex and the city uses a couple of the fields for adult leagues.

Council Member Upton commented that the agreement was for \$100.

Council Member Vann MOVED to approve Resolution 19-35, seconded by Vice Mayor Garcia. Motion PASSED by a majority voice vote.

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**Resolution 19-36** Restoration of Pre-Recession Level Government Funds by Ohio General Assembly

Clerk Miscisin read a Resolution strongly urging the Ohio Governor and members of the Ohio General Assembly to restore the local government fund to pre-recession levels.

Vice Mayor Garcia MOVED to approve Resolution 19-326 seconded by Council Member Upton. Motion PASSED by a majority voice vote.

### **DECISION ITEMS**

#### **Board Appointments – Bikeway and Non-Motorized Transportation Committee**

Vice Mayor Garcia MOVED to open nominations for Bikeway and Non-Motorized Transportation Committee, seconded by Council Member Curran. Motion PASSED by majority voice vote.

Council Member Upton nominated Kelly Faas.

Vice Mayor Garcia MOVED to close nominations for Bikeway and Non-Motorized Transportation Committee, seconded by Council Member Vann. Motion PASSED by majority voice vote.

Council Member Upton MOVED to appoint Kelly Faas, seconded by Council Member Vann. Motion PASSED by majority voice vote.

### **COUNCIL TIME**

Council Member Litteral said there would be a DP&L ice station at the Lofino Senior Center open until 8:00 p.m. tonight. She asked that if you do not live in any of the areas effected please avoid them. There is still a lot of debris. She promoted the specialty camps for this summer. Please visit the Parks and Recreation website page for more information.

Council Member Rushing thanked the first responders for their dedication and actions since the tornado.

Council Member Vann said this has been a tragedy and thanked the staff and fire responders for everything being done. She discussed the different ways to receive emergency notifications. She thanked the staff for the great Memorial Day event and the Rotary for the flags at Be Hope Church.

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Council Member Upton echoed everyone's comments regarding the great job the first responders and staff were doing. He commented on the flags saying there were volunteers picking up the flags and repositioning them after the tornado.

Council Member Curran said it was an excellent event on Memorial Day. He complimented the first responders for a fantastic job they have been doing with meeting the challenges being faced with this devastation. He reviewed the upcoming Lifelong Learning classes at the senior center.

Vice Mayor Garcia echoed the comments for the staff and first responders. She congratulated the Beavercreek Academic team for their National win which is a first for both Beavercreek and the State of Ohio.

#### **MAYOR'S REPORT**

Mayor Stone said the Memorial Day was a great event and thanked staff for all their work. The Emergency Operation Center (EOC) was set up at Station 1 and the staging area was at the Spicer Heights shopping center. He said the governor and lieutenant governor toured today. He said there would be some sort of assistance at some point. All of our neighbors have reached out to offer their condolences. He said there would more details tomorrow once certain things have been overcome. He said the state of emergency was necessary for the mandatory evacuation of the Gardenview plat because of gas leaks.

#### **CITY MANAGERS REPORT**

Mr. Landrum thanked staff and the township. He said everyone has been working very well together. He said the Declaration of Emergency was declared at 2:10 a.m. for the mandatory evacuations. There were two press releases that were just released. He said one regarded the mandatory evacuation being lifted because the gas was now turned off. It was not recommended to return because of safety but residents were now allowed to return to collect personal items. He said the public service department worked to clear roads to allow for emergency and utility vehicles to enter.

#### **CITIZEN COMMENTS**

There being no comments, Citizen Comments was closed.

#### **ADJOURNMENT**

Council Member Curran MOVED to adjourn the meeting at 7:06 p.m., seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

BEAVERCREEK CITY COUNCIL

REGULAR

May 28, 2019

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Bob Stone, Mayor

ATTEST:

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Dianne Miscisin  
Clerk of Council  
Cmin052819

BEAVERCREEK CITY COUNCIL  
REGULAR MEETING June 10, 2019 6:00 p.m.

**CALL TO ORDER**

Mayor Stone called the meeting to order followed by roll call

PRESENT: Council Member Curran, Council Member Litteral, Council Member Rushing, Council Member Upton, Council Member Vann, Vice Mayor Garcia, Mayor Stone

ABSENT: None

Council Member Upton MOVED to excuse Mayor Council Member Vann, seconded by Council Member Curran. Motion PASSED by majority voice vote.

ALSO IN ATTENDANCE: Randy Burkett, City Planner; Bill Kucera, Financial Administrative Services Director; Pete Landrum, City Manager; Jeff McGrath, Planning & Development Director; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Mike Thonnerieux, Public Administrative Services Director

**PLEDGE**

Council Member Rushing led the pledge and a moment of silence.

**APPROVAL OF AGENDA**

Council Member Litteral MOVED to approve the agenda as amended, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

**APPROVAL OF MINUTES**

Council Member Curran MOVED to approve the May 13, 2019 Regular Meeting Minutes, seconded by Council Member Rushing. Motion PASSED by majority voice vote. (Council Member Litteral and Vice Mayor Garcia abstained)

**TORNADO RECOVERY EFFORTS UPDATE – City Manager**

Mr. Landrum gave an update on the tornado cleanup effort. He thanked all of the communities, volunteers, residents, businesses and contractors who have been helping with the affected areas. He gave an update with FEMA's visit stating the Gov. DeWine had requested federal emergency for individual funding for uninsured and grossly underinsured.

**PUBLIC HEARING – PC 19-3 Thoroughfare Plan 2019 Update**

Clerk Miscisin read this public hearing was for the purpose of reviewing comprehensive revisions to the Thoroughfare Plan.

Staff Presentation

June 10, 2019

Mr. Burkett presented the updated Thoroughfare Plan which encompasses the Bikeway Plan and the Motorized Transportation Plan. He explained the intent of these plans was to be able to look comprehensively at what the plans there were in terms of roadway improvements and what plans the Miami Valley Regional Planning Commission had in terms of federal grants and see what areas didn't mesh or where there may be gaps. He reviewed the process of updating the plan which started last summer. He reviewed the anticipated developments thru 2040 and what roadways may be affected and possible non-motorized transportation facilities. He stressed this was not to propose allocated money but give an idea of what future development may look like. Both staff and the Planning Commission recommend approval.

#### Public Input

Being there was no input, the public hearing was closed.

#### Council Input

Council Member Upton asked if the growth of neighboring communities was taken into consideration. Mr. Burkett replied yes.

Council Member Rushing thanked staff for reiterating how large Beavercreek was with 27 square miles with over 320 road miles. He said we were the largest community next to Dayton and our needs will outweigh the resources that we have.

Council Member Litteral said the staff's relationship with MVRPC is invaluable. The grant money is the reason Beavercreek is still able to move forward. We are a destination community.

Mayor Stone said this was something that the city has to have and staff does an excellent job with. We have to have a plan in place in order to receive grant funding.

Council Member Vann arrived at 6:28

#### Ordinance 19-11 (First Reading)

Council Member Litteral MOVED Ordinance 19-11 to the second and third readings, seconded by Council Member Upton. Motion PASSED by majority voice vote.

#### **ORDINANCES, RESOLUTIONS AND PUDS**

**Ordinance 19-04** PACE (Property Assessed Clean Energy) Ordinance to Proceed (Third Reading) (Tabled at the May 28, 2019 Regular Meeting) (Adopt as Emergency on Third Reading)

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Vice Mayor Garcia MOVED to untable Ordinance 19-04, seconded by Council Member Rushing. Motion PASSED by a majority voice vote

Clerk Miscisin read an Ordinance determining to proceed with the acquisition, construction and improvement of certain public improvements in the City of Beaver Creek, Ohio, in cooperation with the Beaver Creek Energy Special Improvement District and declaring an emergency.

Mr. McHugh explained the original ordinance had an estimated cost for improvements. The numbers have been amended and the assessments have been updated to reflect semi-annual assessments versus annual assessments. There was a need for a motion to replace the Ordinance with the updated version to reflect these updates.

Vice Mayor Garcia MOVED to replace Ordinance 19-04 with the updated version, seconded by Council Member Vann. Motion PASSED by majority voice vote.

Council Member Litteral MOVED to approve Ordinance 19-04 as replaced and as an emergency, seconded by Council Member Rushing. Motion PASSED by a roll call vote of 7-0.

**Ordinance 19-05** PACE (Property Assessed Clean Energy) Levying Assessments (Third Reading) (Tabled at the May 28, 2019 Regular Meeting) (Adopt as Emergency on Third Reading)

Council Member Upton MOVED to untable Ordinance 19-05, seconded by Vice Mayor Garcia. Motion PASSED by a majority voice vote

Clerk Miscisin read an Ordinance levying special assessments for the purpose of acquiring, constructing, and improving certain public improvements in the City of Beaver Creek, Ohio, in cooperation with the Beaver Creek Energy Special Improvement District; authorizing and approving an energy project cooperative agreement by and among the City of Beaver Creek, Ohio, the Beaver Creek Energy Special Improvement District, Greene Innkeepers LLC, and PACE Equity LLC providing for the financing of those public improvements; authorizing and approving a special assessment agreement by and between the City of Beaver Creek Ohio, the County Treasurer of Greene County, Ohio, PACE Equity, LLC, the Beaver Creek Energy Special Improvement District, and PACE Equity LLC regarding those special assessments; and declaring an emergency.



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Council Member Vann MOVED to replace Ordinance 19-05 with the updated version, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

Council Member Upton MOVED to approve Ordinance 19-05 as replaced and as an emergency, seconded by Council Member Litteral. Motion PASSED by a roll call vote of 7-0.

**Ordinance 19-06** PUD 19-1, IH Credit Union Rezoning (Third Reading)  
Clerk Miscisin read an Ordinance rezoning 1.595 acres from B-2 and A-1 further described as Book 5, Page 5, Parcels 123 and 124 on the property tax maps of Greene County, Ohio to C-PUD 19-1.

Council Member Vann MOVED to approve Ordinance 19-06, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

**Ordinance 19-07** Appropriate the Right-of-Way (Carlotta Oldham) for the Kemp Road Widening Project (Third Reading)  
Clerk Miscisin read an Ordinance to appropriate certain real property interests owned by Carlotta Oldham, for the Kemp Road Widening Project, in the City of Beaver Creek, Ohio.

Council Member Curran MOVED to approve Ordinance 19-07, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

**Ordinance 19-08** Charter Amendments (Second Reading)  
Clerk Miscisin read an Ordinance providing for the submission to the electorate amendments of the Charter of the City of Beaver Creek, Ohio, and to place the same on the Ballot at the general election, November 5, 2019.

There being no public input, the public hearing was closed.

This Ordinance will move automatically to the Third Reading

**Ordinance 19-09** Repealing Current Section 31.01 and adopting New Section 31.01 and Repealing Current Section 31.17 (Second Reading)  
Clerk Miscisin read an Ordinance repealing current Section 31.01 "Reimbursement of Council Members for Expenses: of the City of Beaver Creek Code of Ordinances and adopting new Section 31.01 "Reimbursement of Council Members for Expenses" and repealing Section 31.17 "Expenses of Council" of the City of Beaver Creek Code of Ordinances.

There being no public input, the public hearing was closed.

June 10, 2019

This Ordinance will move automatically to the Third Reading

**Ordinance 19-10** Repealing Current Section 35.17 and Section 35.18 and Adopting New Section 35.17 and Section 35.18 (Second Reading)

Clerk Miscisin read an Ordinance repealing current Sections 35.17 and 35.18 of the City of Beavercreek Code of Ordinances and adopting new Sections 35.17 and 35.18 of the city of Beavercreek Code of Ordinances in order to revise competitive bidding requirements.

There being no public input, the public hearing was closed.

This Ordinance will move automatically to the Third Reading

#### **LIQUOR PERMITS**

##### **Club Oceano LLC (New)**

Chief Evers said the Ohio Division of Liquor Control sent notification of a request for a new D2 and D3 liquor permit for Club Oceano LLC., 4429 Cedar Park Dr., Beavercreek, Ohio 45440. The records checks required by the Ohio Department of Commerce – Division of Liquor Control were conducted on the business officers/shareholders for this application request. Staff recommended this application request move forward with no comment.

Council Member Litteral MOVED to accept without comment, seconded by Vice Mayor Garcia. Motion PASSED by a majority voice vote.

#### **COUNCIL TIME**

Council Member Litteral said our community has been amazing. She said we have had several volunteers, churches and organizations helping with food, shelter and clean up. She reminded everyone Friday was Flag Day. She said the Parks and Recreation Department had many events coming up.

Council Member Vann has heard nothing but good comments about the support everyone is receiving.

Council Member Upton thanked our community and all the other communities who have been helping out. Party on the Patio was last Friday at the golf course and it was well attended. The Summer Concert series would be this Sunday at Lofino Park. Check out the website for more information.

June 10, 2019

Council Member Curran expressed his appreciation for all those who have been involved with the clean up efforts.

Vice Mayor Garcia echoed all the comments and expressed gratitude towards all of the volunteers. She acknowledged all the student volunteers who have been volunteering with the cleanup efforts.

#### **MAYOR'S REPORT**

Mayor Stone said hopefully they would be able to recognize all of the groups who have been helping out. EMA has held multiple meetings with all the local agencies who have been working together to provide support to those in need.

#### **CITY MANAGERS REPORT**

Mr. Landrum said Indian Ripple Road would be closed for about three weeks between Trinity and Woodview for a bridge repair. Party in Your Park at Merrick Park would be held on Friday, June 14<sup>th</sup> from 5:30 - 7:00. The third Summer Concert Series at Lofino Park would be held on June 16<sup>th</sup> at 7:00 p.m. with Passion playing classic rock from the 70's and 80's.

#### **CITIZEN COMMENTS**

Ian Crowe, 2121 Prudence Drive, Beavercreek, Ohio

Mr. Crowe questioned why there were no tornado sirens in Beavercreek. He felt it would be beneficial for the city.

Citizen Comments was closed.

#### **EXECUTIVE SESSION**

Council Member Upton MOVED to enter into Executive Session at 6:52 p.m. pursuant to Section 121.22 of the Ohio Revised Code, for the purpose of the employment of a public employee or official, seconded by Council Member Vann. Motion PASSED by roll call vote of 7-0.

Council Member Vann MOVED to adjourn executive session at 7:28 p.m., seconded by Council Member Upton. Motion PASSED by a roll call vote of 7-0.

Council Member Rushing MOVED to reconvene the meeting, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

#### **ADJOURNMENT**

Council Member Rushing MOVED to adjourn the meeting at 7:29 p.m., seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

BEAVERCREEK CITY COUNCIL

REGULAR

June 10, 2019

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Bob Stone, Mayor

ATTEST:

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Dianne Miscisin  
Clerk of Council  
Cmin061019

BEAVERCREEK CITY COUNCIL  
COUNCIL WORK SESSION, June 17, 2019, 5:00 p.m.

Clerk Miscisin called the meeting to order followed by roll call.

PRESENT: Council Member Curran, Council Member Litteral; Council Member Rushing, Council Member Upton, Council Member, Mayor Stone

ABSENT: Vice Mayor Garcia

Council Member Litteral MOVED to excuse Vice Mayor Garcia and Mayor Stone, seconded by Council Member Curran. Motion PASSED by majority voice vote.

ALSO IN ATTENDANCE: Amy Blankenship, Legal Counsel; Dennis Evers, Chief of Police; Bill Kucera, Financial Administrative Services Director; Pete Landrum, City Manager; Jeff, McGrath; Planning and Development Director; Dianne Miscisin, Clerk of Council; Jeff Moorman, City Engineer; Nick Smith, Assistant City Engineer; Mike Thonnerieux, Public Administrative Services Director

**MOTION TO APPOINT PRESIDING OFFICER OF MEETING**

Council Member Upton MOVED to approve appoint Council Member Litteral as the presiding officer for the June 17, 2019 Work Session in accordance with Section 31.12 of the Codified Ordinances, seconded by Council Member Vann. Motion PASSED by majority voice vote.

**APPROVAL OF AGENDA**

Council Member Upton MOVED to approve the agenda, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

**DISCUSSION ITEMS**

**Park Master Plan**

Ms. Farrell introduced Pat Hoagland, project manager from Brandstetter Carroll Inc.

Mr. Hoagland explained the process of completing the Master Plan. He reviewed the executive summary. He reviewed the results of the surveys that were completed by the residents along with reviewing the findings from the Stakeholder meetings. He reviewed the vision and new mission statement along with the core values. Mr. Hoagland explained the goals and objectives of the master plan. He explained the major recommendations for improvements and summarized the action plan.

Mayor Stone arrived at 5:30 p.m. and the gavel was returned to him.

**Land Use Plan**

June 17, 2019

Mr. Burkett explained they were at the beginning of the 2020 updates to the Land Use Plan. He said they were on a five year update cycle so the last update was adopted 2015. He asked Council to offer any suggestions they may have. He said there would be open houses for the public to see along with any other open discussions. Council discussed a few ideas for the Planning Department to research.

#### **Tornado Recovery Effort Update**

Mr. Thonnerieux reviewed the cleanup efforts. He said there have been 34 municipalities that have assisted Beavercreek. He said they would keep assessing the efforts. He said they are not to the point for a last call date at this time. Construction debris is starting to be placed on the curb. Residents are being encouraged to contact their insurance company for the removal or residents can haul it out themselves as the city will not be removing this debris.

Mr. Kucera reviewed the costs of Bunyon removing the tree debris. He said they were working on the figures to submit to the EMA for the FEMA application. He reviewed how the costs would be funded explaining there would be a need of one million dollars to start. He said there would be an appropriation at the next meeting along with permission from council to reduce the fund balance requirement from 20% to 10% for the street fund. He explained the rest of the process if the president approves FEMA for our area.

#### **INFORMATIONAL ITEMS**

##### **Rotary Park Update**

If Council has any questions regarding the agreement for the transfer of Rotary Park to the city from the township please contact Mr. Landrum.

#### **COUNCIL COMMITTEE/EVENT UPDATES**

Council discussed events they had attended and anything they scheduled in the near future.

#### **ADJOURNMENT**

Council Member Curran MOVED to adjourn the meeting at 6:28 p.m., seconded by Council Member Rushing. Motion PASSED by majority voice vote.

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Bob Stone, Mayor

ATTEST:

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Dianne Miscisin  
Clerk of Council

BEAVERCREEK CITY COUNCIL

WORK SESSION

June 17, 2019

Cmin061719WorkSession

**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

<b>Meeting Date:</b> July 8, 2019 <b>Agenda Reference No.</b> VII. A-E	<b>Reference Topic</b> Z 19-1 Specht Rezoning Ordinance 19-15 (Frist Reading)
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ACTION REQUESTED		
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval	<input type="checkbox"/> Table
<input type="checkbox"/> Review and Comment	<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Other

**REQUEST BY APPLICANT:**

The applicant is requesting approval to rezone approximately 1.2 acres from R-PUD, Residential Planned Unit Development to R-1A, One-Family Residential.

**STAFF RECOMMENDATION:**

Staff is recommending approval of this rezoning request, as outlined in the attached Ordinance.

**PROCEDURAL OPTIONS FOLLOWING ACTION:**

City Council may choose to approve, disapprove or table the attached application for further review.



# City of Beavercreek Staff Report

July 3, 2019

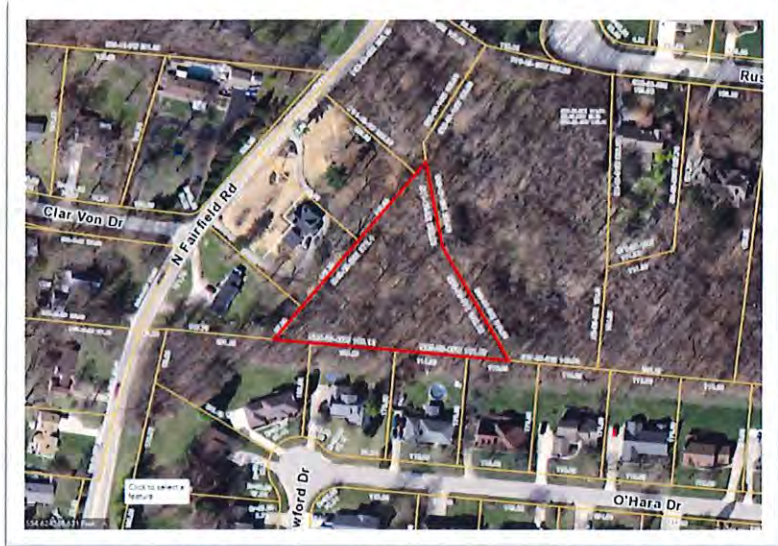
**PROJECT:** Specht Rezoning  
**CASE #:** Z 19-1  
**APPLICANT:** Jonathan Specht  
3438 O'Hara Drive  
Beavercreek OH 45432

## REQUEST

The applicant is requesting to rezone approximately 1.2 acres from R-PUD, residential planned unit development to R-1A, One Family residential.

## SUMMARY

The property under discussion is currently part of the Coy Homestead Estates Planned Unit Development, PUD 89-13. The applicant purchased the 1.203 acres of vacant land in early 2019 in order to combine the property with the abutting property at 3438 O'Hara Drive within Tara Estates, Section 13. Because the properties have two different zoning designations, a lot combination could not be completed until the property was rezoned. Should this rezoning request be ultimately approved the applicant will have to perform a replat to incorporate this property into Section 13 of Tara Estates.



## RECOMMENDATION

Based on this analysis, Planning Commission and staff recommend approval of this request as outlined in the attached ordinance.

## **ORDINANCE NO. 19-15**

### **CITY OF BEAVERCREEK**

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE 8th\_  
DAY OF JULY, 2019.

AN ORDINANCE AMENDING THE ZONING MAP, BY REZONING APPROXIMATELY 1.203 ACRES OF LAND FROM R-PUD RESIDENTIAL PLANNED UNIT DEVELOPMENT TO R-1A ONE FAMILY RESIDENTIAL DISTRICT FURTHER DESCRIBED AS BOOK 6, PAGE 3, PARCEL 226.

Whereas, Jonathan Specht, 3438 O'Hara Drive, Beavercreek, Ohio 45434, has requested the rezoning; and

Whereas, the City of Beavercreek Planning Commission has recommended approval of the rezoning amendment; and

WHEREAS, the City Council has voted to adopt the recommendation of the Planning Commission, this being a decision that requires approval by four members of Council.

NOW THEREFORE THE MUNICIPALITY OF BEAVERCREEK HEREBY ORDAINS:

#### **SECTION I**

That the Zoning Map referenced in §158.018 of the Zoning Code is hereby further amended to change approximately 1.203 acres of land, , known as B42000600030022600 and as further described in the attached "Exhibit A" be rezoned to R1-A One Family Residential District.

#### **SECTION II**

This Ordinance shall take effect from and after the earliest period allowed by law.

### SECTION III

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:

\_\_\_\_\_  
Dianne Miscisin, Clerk of Council

### SUMMARY

This Ordinance adopts a recommendation to rezone approximately 1.203 acres of land from R-PUD Residential Planned Unit Development to R-1A One Family Residential District.

This is not an emergency ordinance and will become effective 30 days after passage.



**NO PLAT REQUIRED**  
City of Beavercreek

  
Planning Department

**DESCRIPTION OF 1.203 ACRES  
BEAVERCREEK, OHIO**

2-15-19

Date

Situate in Section 31, Town 3, Range 7 MRS, in the City of Beavercreek, County of Greene, and State of Ohio and being 1.203 acres out of a 2.040 acre tract as conveyed to Michael H. and Sharon R. Smith by Official Record 1431, Page 381 of the Records of Greene County. Said 1.203 acres being more particularly bounded and described as follows:

Beginning at an iron pin found being the northwest corner of Lot 420 and the northeast corner of Lot 419 of Tara Estates, Section Thirteen as recorded in Plat Cabinet 33, Pages 660B-661A of the records of Greene County and being the TRUE POINT OF BEGINNING of the hereinafter described tract:

Thence with the north line of said Lot 419 and Lot 418 of said Tara Estates, Section Thirteen, North 85°20'43" West a distance of 196.12 feet to a 5/8 inch iron pin found, being the southeast corner of Lot Number 1 of Glendale Plat as recorded in Plat Cabinet 32, Page 2B;

Thence with the easterly lines of said Lot 1, Lot 2, and Lot 3 of said Glendale Plat and a new division line, North 40°23'39" East a distance of 372.40 feet to a 5/8 inch iron pin set on a line of Michael H. and Sharon R. Smith's 3.440 acre tract as described in Official Record 1431, Page 381;

Thence with said Smith's 3.440 acre tract the following two (2) courses:

1. South 11°42'02" East a distance of 136.86 feet to a 5/8 inch iron pin set;
2. South 30°50'37" East a distance of 209.99 feet to a 5/8 inch iron pin set on the North line of Lot 421 of said Tara Estates, Section Thirteen;

Thence with the North line of said Lot 421 and said Lot 420, North 85°20'43" West a distance of 181.87 feet returning to the POINT OF BEGINNING.

Containing 1.203 acres, more or less. Subject to all restrictions listed in Tara Estates Section Thirteen located in Plat Cabinet 33, Pages 660B-661A.

The above description was prepared from the results of a field survey made by Prism Surveys, LLC. under the direct supervision of Kenneth W. Boutwell, Ohio Registered Surveyor No. 8211 in November 2018.

Survey Recorded in  
Greene County Surveyor's  
Record No 96 Page 181

  
2/19/19

Iron pins set are 5/8" diameter by 30" in length and have a pink cap stamped "Prism Surveys, LLC".

Basis of bearings: North 85°20'43" West, being the North line of Tara Estates Section Thirteen as shown on Plat Cabinet 33, Pages 660B-661A.

The above 1.203 acres by this description shall never by a separate buildable parcel and will never be conveyed separately from and shall be incorporated into the grantee's property located at 3438 O'Hara Drive, Beavercreek, Ohio 45434.

By: Kenneth W. Boutwell

Kenneth W. Boutwell, Ohio Registered Surveyor No. 8211



Description Check  
Greene County Engineer's Tax Map Dept.

☒ Legally Sufficient As Described  
☐ Legally Sufficient With Corrections Noted  
☐ Legally Insufficient, New Survey Required

Date: 2/19/19 By: [Signature]  
Par ID Dist: 342 BK 6 PG 3 PAR 106

1.203 AC  
out of

New #226

## RESOLUTION

CITY OF BEAVERCREEK  
PLANNING COMMISSION  
June 5, 2019

RE: Z-19-1  
R-PUD Residential Planned  
Unit Development to R-1A  
One Family Residential  
District

WHEREAS, Jonathan Specht, 3438 O'Hara Drive, Beavercreek OH 45432, has filed an application requesting approval of an amendment of zoning classification of 1.203 acres from R-PUD Residential Planned Unit Development to R-1A single family residential, described as Book 6, Page 3, Parcel 226 on the property tax maps of Greene County, Ohio; and

WHEREAS, a public hearing was held on June 5, 2019 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to Beavercreek City Council the following:

A. That approximately 1.203 acres of land incorporated within this request and known as parcel B42000600030022600 and as further described in the attached Exhibit A be rezoned to R-1A One Family Residential.

The Clerk is directed to transmit this case to City Council for further determination as required by law.

ADOPTED:

VOTING FOR ADOPTION:

AGAINST:

ABSENT:

Attest:

---

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Chairman



This is an aerial map of a residential neighborhood. The map features several streets: Rustic Trl at the top, O'Hara Dr on the right, Crawford Dr at the bottom right, N Fairfield Rd running diagonally across the middle, and Clar Von Dr at the bottom. A red polygon is drawn on the map, highlighting a specific area. This area is bounded by a red line that follows the edges of several properties. The map is overlaid with a grid of yellow lines representing property boundaries. Numerous numerical values are scattered across the map, likely representing elevation or area measurements. The map also shows various houses, trees, and other landscape features.



PLAT OF SURVEY  
SECTION 31, TOWN 3, RANGE 7 MRS  
CITY OF BEAVERCREEK  
GREENE COUNTY, OHIO  
1.203 ACRES ±  
NOVEMBER 2018

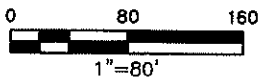
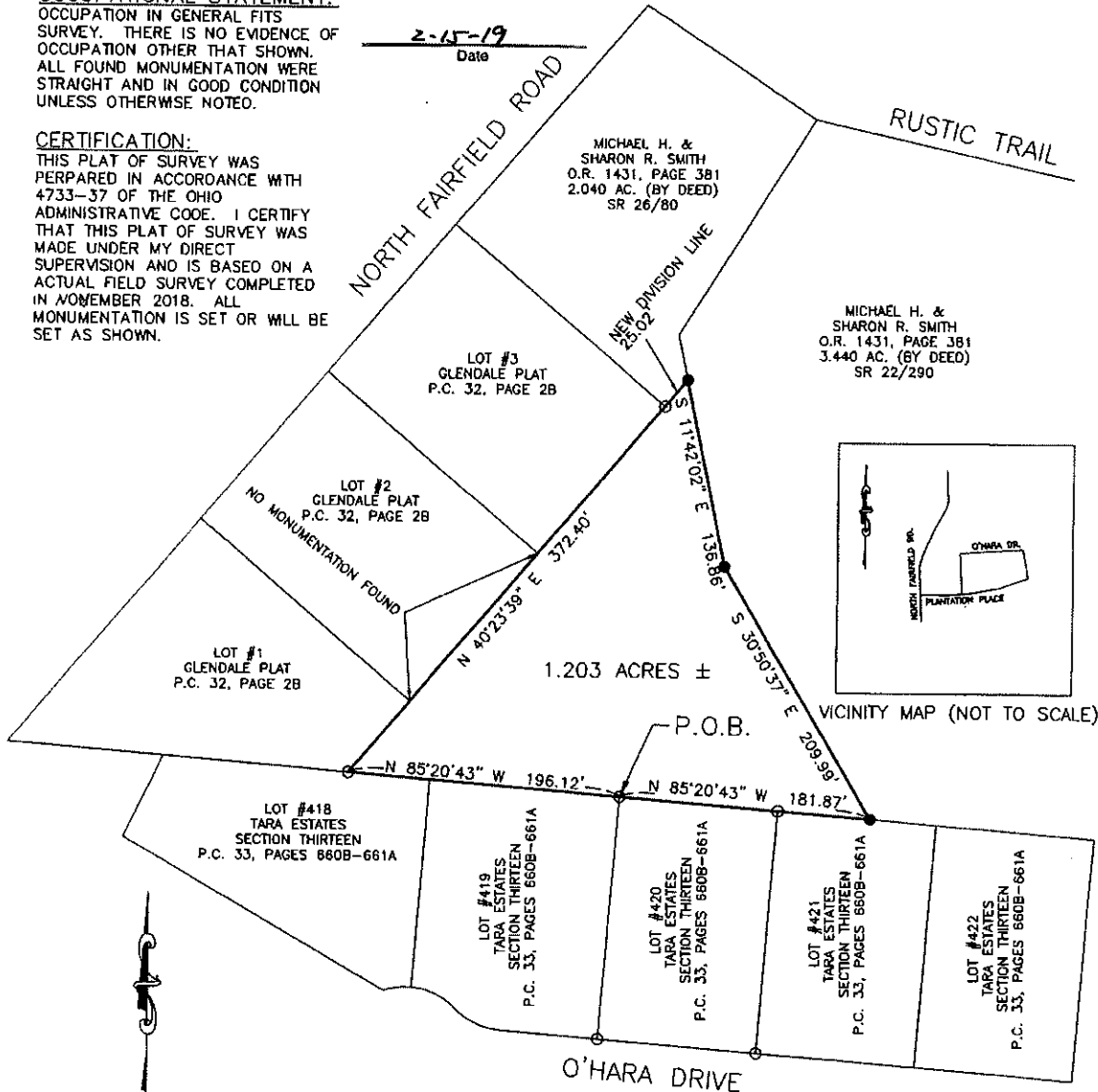
NO PLAT REQUIRED  
City of Beavercreek

THE 1.203 ACRES BY THIS SURVEY SHALL NEVER BE  
A SEPARATE BUILDABLE PARCEL AND WILL NEVER BE  
CONVEYED SEPARATELY FROM AND SHALL BE  
INCORPORATED INTO THE GRANTEE'S PROPERTY  
LOCATED AT 3438 O'HARA DRIVE, BEAVERCREEK,  
OHIO 45434.

OCCUPATIONAL STATEMENT:  
OCCUPATION IN GENERAL FITS  
SURVEY. THERE IS NO EVIDENCE OF  
OCCUPATION OTHER THAN SHOWN.  
ALL FOUND MONUMENTATION WERE  
STRAIGHT AND IN GOOD CONDITION  
UNLESS OTHERWISE NOTED.

CERTIFICATION:  
THIS PLAT OF SURVEY WAS  
PREPARED IN ACCORDANCE WITH  
4733-37 OF THE OHIO  
ADMINISTRATIVE CODE. I CERTIFY  
THAT THIS PLAT OF SURVEY WAS  
MADE UNDER MY DIRECT  
SUPERVISION AND IS BASED ON A  
ACTUAL FIELD SURVEY COMPLETED  
IN NOVEMBER 2018. ALL  
MONUMENTATION IS SET OR WILL BE  
SET AS SHOWN.

2-15-19  
Date



REFERENCES  
AS SHOWN ON DRAWING

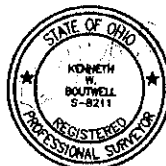
LEGEND:  
○ = 5/8" DIA. IRON PIN (FOUND)  
● = 5/8" DIA. IRON PIN (SET)  
PRISM SURVEYS CAP

BASIS OF BEARING:  
N 85 DEG. 20'43" W  
BEING THE NORTH LINE OF  
TARA ESTATES SECTION THIRTEEN  
AS SHOWN ON  
P.C. 33, PAGES 660B-661A

PREPARED BY:  
PRISM SURVEYS, LLC.  
1584 FAIRGROUND ROAD  
XENIA, OHIO 45385  
TEL: (937)431-4755  
INFO@OHIOSURVEYORS.COM

THIS SURVEY WAS COMPLETED IN THE  
ABSENCE OF A COMPLETE AND  
ACCURATE TITLE SEARCH.

SURVEYED BY: PRISM SURVEYS, LLC	
REG. SURVEYOR NO. <u>S-8217</u>	
APPROVED GREENE COUNTY ENGINEER	
By <u>[Signature]</u>	Date <u>2-19-19</u>
APPROVED BY: <u>[Signature]</u>	
ZONING <u>[Signature]</u>	DATE <u>2-15-19</u>



GRANTOR	MICHAEL H. & SHARON R. SMITH
GRANTEE	JONATHAN R. SPECHT
LOCATION	
Section <u>31</u>	Town <u>3</u> , Range <u>7</u> MRS
or Survey No. _____	
CITY OF BEAVERCREEK	
GREENE COUNTY, OHIO	



**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

<b>Meeting Date:</b> July 8, 2019	<b>Reference Topic:</b> PUD 06-3 SSP#4
<b>Agenda Reference No.</b> VIII. A-E	Homestead Village Motion to Approve

<b>ACTION REQUESTED</b>		
<input type="checkbox"/> Adopt Ordinance	<input type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input checked="" type="checkbox"/> Adopt Motion

<b>RESPONSIBLE DEPARTMENT OR AGENCY</b>		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Planning & Zoning
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

**REQUEST BY APPLICANT:**

The applicant is requesting approval of a specific site plan within PUD 06-3, which is located on Grange Hall Road between Pentagon Blvd. and Kemp Road, approximately 200 feet south of Lujon Drive. Specifically the request is to allow for the construction of a 130-unit, retirement community-senior apartment complex on 6.7 acres.

**RECOMMENDATION:**

Planning Commission and staff recommend approval of this request as described in the attached Ordinance. See attachments for further details.

**PROCEDURAL OPTIONS FOLLOWING ACTION:**

City Council may choose to approve, disapprove, modify or table the action for further review.

MOTION TO APPROVE  
Homestead Village  
PUD 06-3 SSP#4

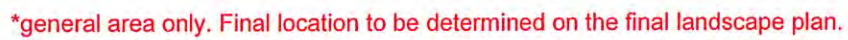
"I move, for the purpose of taking administrative action, approval of a Specific Site Plan for the Homestead Village, on the basis that City Council finds the facts submitted with the application and accompanying materials, and modifications, amendments and supplementary conditions satisfy the standards and criteria for a Specific Site Plan as per §158.066 of the Zoning Code. Supplementary conditions required of this approval shall be as follows. I further move that this motion with all conditions be fully recorded in the minutes of this Council meeting."

1. The approved site plan shall be the plans stamped "Received May 29, 2019" except as modified herein.
2. The approved architectural elevations shall be the plans stamped "Received May 29, 2019" except as modified herein.
3. A PUD Agreement must be signed by the owner and a bond or letter of credit for the site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
4. The final landscape plan shall be reviewed and approved by the Planning Department prior to the release of a zoning permit for the building. Additional shade trees, as depicted in Exhibit A shall be included in the final landscape plan, subject to review and approval by the Planning Department prior to the release of the zoning permit. The trees being installed around the building shall be a minimum of 2-inch caliber trees.
5. Prior to any grading on site, the applicant shall install a temporary grading limit fence, around areas labeled as "wooded areas to be preserved" on the landscape plan. If any landscaping or grading is disturbed outside of the grading limit, the applicant shall submit and receive approval of an amended landscape plan showing mitigation for the disturbed areas, prior to the release, or reduction of any landscaping bonds.
6. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls) on each building. Metal screening will not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public

7. Any portion of the site disturbed by grading, and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover free of noxious weeds and construction debris and shall be properly maintained.
8. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally installed, within three months weather permitting.
9. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.
10. Prior to the issuance of a zoning permit, final cut sheet details, showing the design of wall pack or scone lighting, and photometric plans for lighting of the buildings and site shall be reviewed and approved by the Planning Department. The maximum mounting height for any pole mounted fixture shall be 16' from adjacent grade. Full cutoff fixtures shall be used throughout the site. All pole-mounted lighting shall be located within a landscaped or concrete island and shall not be permitted to be located within any designated parking stall for the site. This shall be reflected on the photometric plan prior to the release of a zoning permit.
11. Final topography and grading plans shall be submitted for review and approval by the City Engineer prior to submission of application for final subdivision and must be approved prior to the issuance of a site-grading permit.
12. A final subdivision shall be approved by Planning Commission and recorded with the Greene County Auditor's Office prior to the release of any zoning permits for this project.
13. Final drainage calculations shall be approved by the City Engineer prior to the release of the record plan for recording.
14. Prior to the release of the record plan for recording, the applicant shall sign a Subdivider's Contract and submit a bond or letter of credit for the public improvements if required by the City Engineer. Cross access shall be shown on the record plan along the western property line.
15. The outdoor construction hours shall be limited to 7:00 AM to 7:00 PM, Monday thru Saturday.

16. Prior to the release of the record plan, a combination of parkland dedication and/or as fees in-lieu of dedication of parkland shall be paid as determined by the Parks Director.
17. Prior to the release of the zoning permit, impact fees for the development shall be paid as determined by the City Manager.
18. There shall be a limit of one ground sign, which shall include a minimum 1-foot tall, brick and/or stone base, which shall be a maximum of 5 feet tall and have a sign face of up to 32 square feet per side. The final design and location shall be subject to review and approval by the Planning Department prior to release of a permit for the sign.
19. Material and color samples shall be submitted to the Planning Department for review and approval prior to the issuance of a zoning permit.
20. The final architectural elevations shall include brick encompassing the first floor, on elevations highlighted in Exhibit B. The final design shall be reviewed and approved by the Planning Department prior to the release of a zoning permit.
21. All trash collection containers shall be enclosed within a building or screened from view through the use of a permanent dumpster enclosure designed to match the building by using materials compatible with those found on the building. The final design shall be reviewed and approved by the Planning Department prior to the issuance of a zoning permit. All ground mounted mechanical equipment shall be screened from view per the review and approval of the Planning Department
22. The final location of the water line required by the county shall be subject to approval by the Greene County Sanitary Engineering Department and the City of Beavercreek, prior to the release of the subdivision for recording.
23. Street lighting shall be installed at the existing round-about on Park Overlook Drive as directed by the City Engineer.

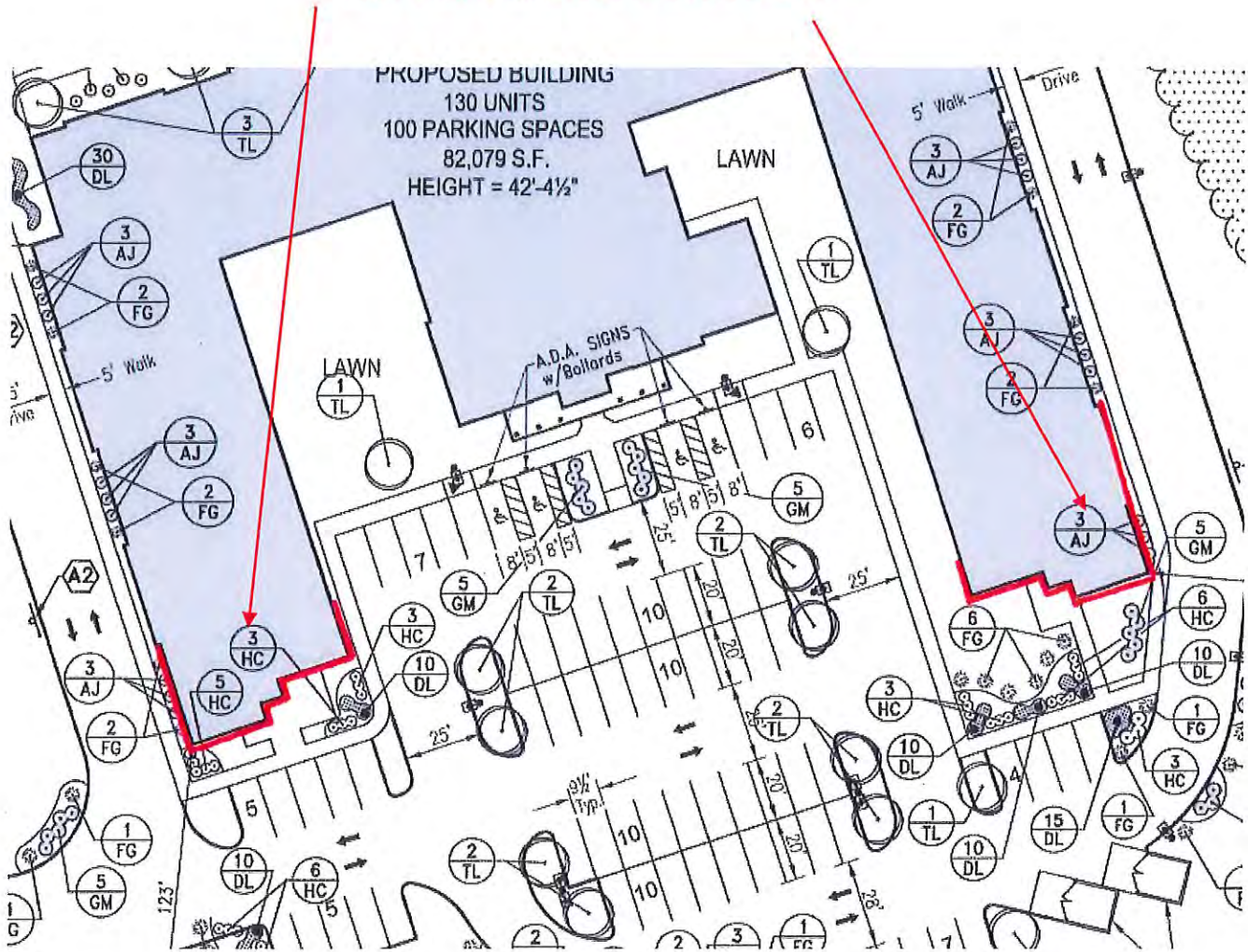
Add trees that are highlighted in red\*





## Exhibit B

Add brick to first floor of these areas



# CITY OF BEAVERCREEK STAFF REPORT

July 3, 2019

**PROJECT:** Homestead Village

**CASE NO.:** PUD 06-3 SSP#4

**APPLICANT:** AB Partners  
C/O David Montgomery  
2700 Kettering Tower  
40 North Main Street  
Dayton, OH 45423

## REQUEST

The applicant is requesting approval of a specific site plan within PUD 06-3, which is located on Grange Hall Road between Pentagon Blvd. and Kemp Road, approximately 200 feet south of Lujon Drive. Specifically the request is to allow for the construction of a 130-unit, retirement community-senior apartment complex on 6.7 acres.

## ANALYSIS

### Existing Site Conditions

The southern portion of the PUD is currently vacant, consisting of open fields and woods as well as a detention pond, as shown on the aerial photo to the right. The southwest corner of the property contains an older house, currently being utilized as a rental. This application represents the 6.7 southeastern portion of the PUD, highlighted in yellow in the aerial photo.

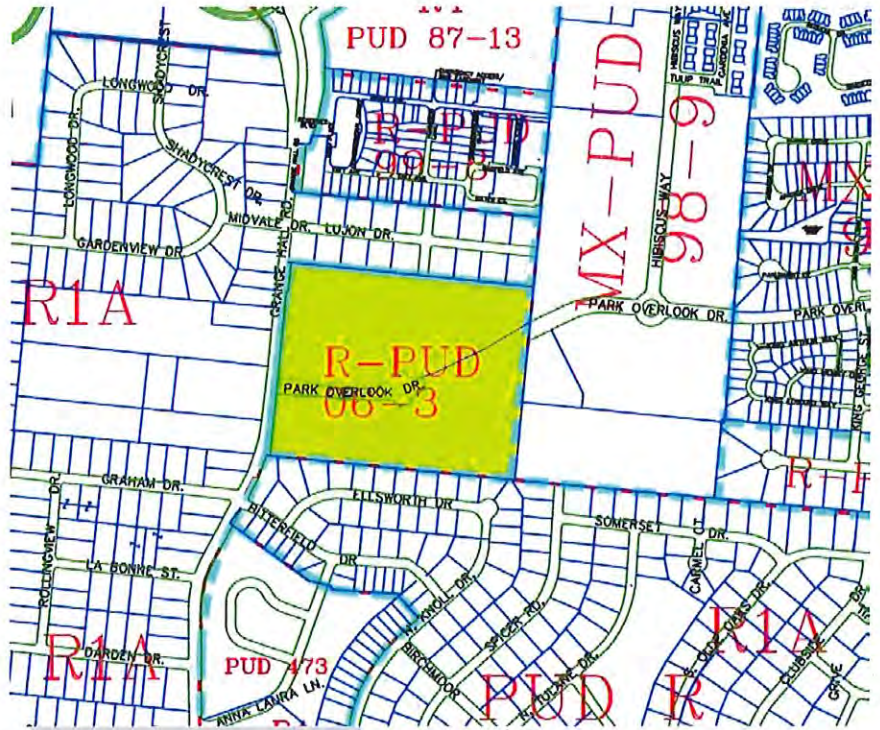




## Surrounding Zoning and Uses

An amendment to this PUD approved in January of 2017 allowed for the construction of an assisted living/memory care facilities, and retirement communities on the south side of Park Overlook in this PUD. The conditions of approval state that the uses of the southern portion of the PUD (south of Park Overlook Drive) include:

*“Assisted living facilities, independent living facilities, memory care facilities, adult day care and/or retirement communities.”*



The Zoning Code defines retirement communities as:

**RETIREMENT COMMUNITY.** An age-restricted development providing housing for the elderly in conformance with 42 USC Section 3607(b)(2), which may include detached and attached dwelling units and apartments for independent living, and may also have a nursing home component.

Therefore a senior apartment complex, with an age restriction of 55 and up, is considered a retirement community by our zoning code, and therefore the use is permitted within the guidelines of the PUD.

The surrounding zoning and uses are as follows:

Direction	Surrounding Zoning	Surrounding Use
North	R-PUD 06-3; R-1A	Skilled Nursing Home; Single Family Residential
South	R PUD 471,472	Single Family Residential
West	R-1A	Large Lot Single Family Residential
East	MX-PUD 98-9	High Density Residential, City Nature Preserve



## Density and the Land Use Plan

The proposed senior apartment/retirement community will have 130 units on 6.7 acres, or a density of 19.4 dwelling units per acre. This density is higher than what is permitted in a traditional high density residential development as defined by the Land Use Plan, however the Land Use Plan also states:

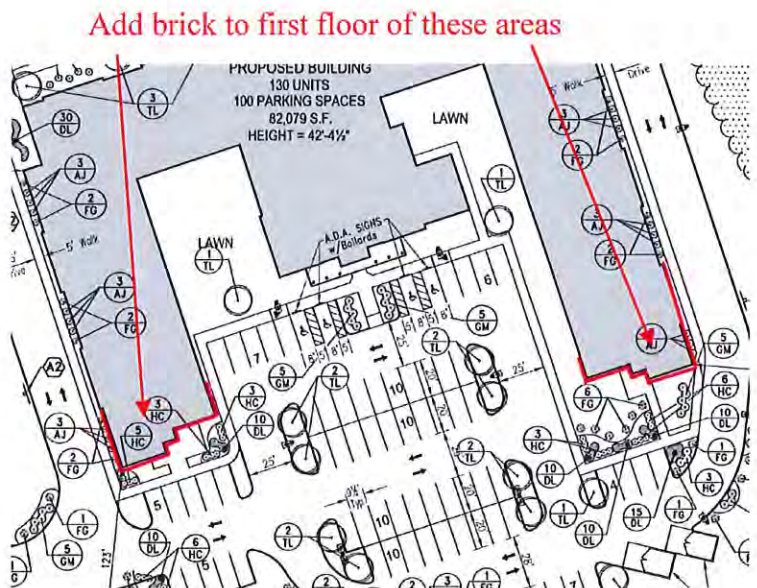
*“In considering applications for development of projects that consist of elderly assisted living units and/or senior apartments, the Planning Commission and City Council may approve developments which exceed the density limits if it is determined that the project impact is less than a non-elderly project.”*

The applicant has provided resident data from a similar project (Hampton Woods in Columbus <http://www.hamptonwoodscolumbus.com/>) that has shown over the last three years 41-43% of the residents do not have automobiles, 83%-77% of the residents are not employed and have an average age of 72. Based on this data, the applicant has shown, and our engineer is in agreement, that this will generate an average daily trip of 3.7 trips per unit, or 481 trips per day. A traditional apartment yields 7.32 trips per day, or for 130 units (at any density), 952 trips per day, which is a significantly higher impact than the senior apartment/retirement community. Additionally, as seen below, the majority (81%) of the units are single bedroom, and average 564 square feet per unit, which is much smaller unit sizes than multi-family projects we’ve seen in the recent past.

## Building Design

The proposed three-story, 82,079 square foot retirement community/senior apartments is proposed to be 244 feet long, 302 feet wide and 35.5 feet to the middle point of the gabled roof. The building will be constructed mostly of grey cement board siding, will have a 3’ white brick base that wraps the entire building, and white brick sections on the front of the building. The first floor of the front of the building, as well as the front corners the building are shown as constructed as the same white brick. Staff has added a condition that the rear corners of the building, areas highlighted on the plan to the right, shall also have brick on the first floor.

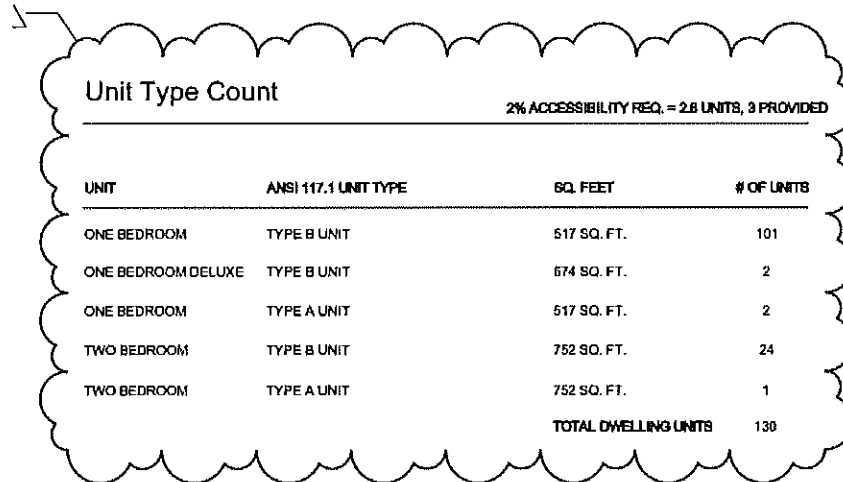
The proposed building will also have white trim accent features on the gutter boards and fascia, as well as at the main entry feature on the north side of the building. Staff has added a condition that the final color samples be reviewed and approved by the Planning Department prior to the



issuance of a zoning permit, as the plans included in your packet slightly vary, depending on the printer.

## Unit Types

The breakdown of the 130 units are as follows:



2% ACCESSIBILITY REQ. = 2.6 UNITS, 3 PROVIDED			
UNIT	ANSI 117.1 UNIT TYPE	SQ. FEET	# OF UNITS
ONE BEDROOM	TYPE B UNIT	517 SQ. FT.	101
ONE BEDROOM DELUXE	TYPE B UNIT	674 SQ. FT.	2
ONE BEDROOM	TYPE A UNIT	517 SQ. FT.	2
TWO BEDROOM	TYPE B UNIT	752 SQ. FT.	24
TWO BEDROOM	TYPE A UNIT	752 SQ. FT.	1
TOTAL DWELLING UNITS			130

## Setbacks and Buffers

When this PUD was amended in early 2017, there was a 50-foot buffer established along the southern property line, as well as along Grange Hall Road. As evident in the proposed site plan, no encroachment within these 50-foot buffers has been proposed.

The proposed building will be set back approximately 113 feet from Park Overlook Drive, 123 feet from the southern property line, over 800 feet from Grange Hall Road and 104 feet from the eastern property line. Staff has no concerns with the proposed placement of the building.

## Park/Impact Fees

The applicant will have to pay impact fees with this application, before any release of a zoning permit. In addition to impact fees, there is a requirement for the dedication of parkland or fee-in-lieu of parkland dedication at the discretion of the Parks Director. The amount is based on a formula multiplying the number of units and the average number of people per unit type (single vs. multi-family). In this particular case, the City will be accepting some land (approximately 1.25 acres, to the east of the development, as it abuts City land) as well as a partial payment of fees in lieu of dedication.

## **Access and Transportation Improvements**

The proposed site plan shows a solitary access point to the site, just off an access drive south of the round-about on Park Overlook Drive. The parking areas for the proposed site are to the north and south of the building, and a two-way access drive circumnavigates the proposed building, as required by the Fire Department. The applicant has included a sidewalk connection from the drop-off bypass area in the front of the building to the sidewalk along Park Overlook Drive.

## **Parking**

The applicant has provided 100 off-street parking spaces, including eight handicap off-street parking spaces with the proposed site plan. Per guidelines set forth in the Zoning Code, senior apartments should provide a minimum of two off-street parking space for every three units, plus one off-street parking space for each employee on the largest shift. The proposed 130 units calculates to 86 off-street parking spaces and per the applicant, the assisted living facility will have four employees on the largest shift. Therefore they are required to provide 90 off-street spaces, which they exceed. ADA minimum guidelines require four handicap reserved spaces for parking lots of this size, and an additional two are required by our zoning code, therefore six are required. They exceed this amount.

## **Utilities**

Water and sewer services are available to this site.

## **Stormwater Management**

Prior to the release of a zoning permit for this application, all concerns and requirements for stormwater management of the City Engineering Department will be addressed and satisfied. They propose to modify and utilize the existing detention pond that is to the west of the proposed building.



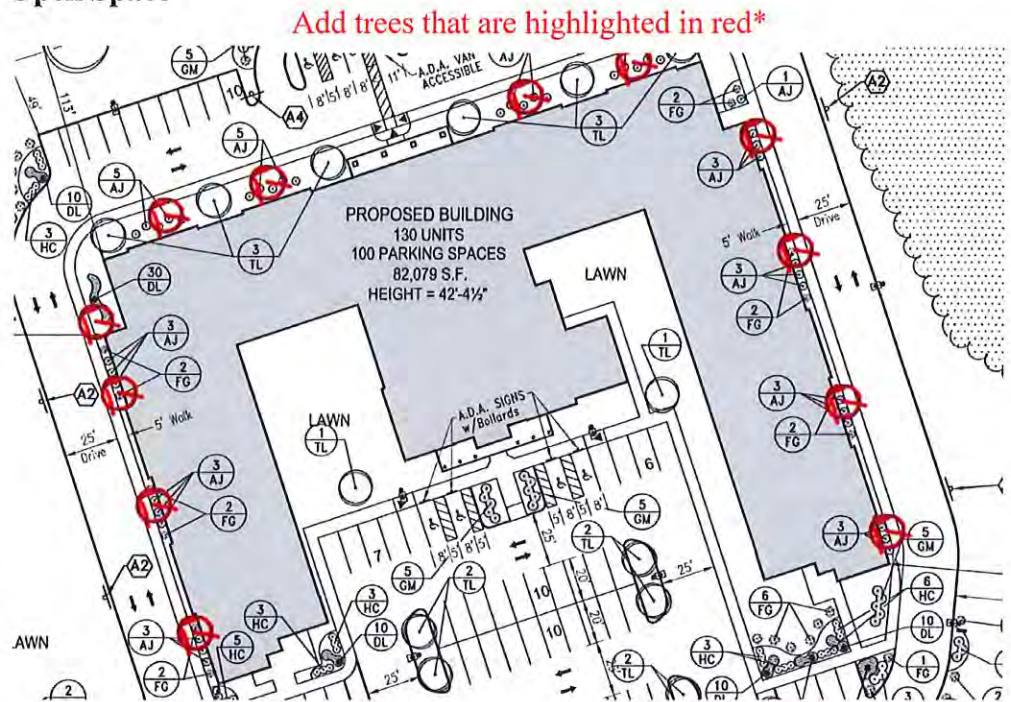
## Screening, Landscaping and Open Space

Staff is generally pleased with the overall landscape plan for the site. The shown evergreen trees, shade trees, shrubs and decorative plants will add to the overall attractiveness of the site. The proposed plan shows a row of 6-foot evergreen trees to be installed along the southern property line that will help partially screen the proposed building from the neighbors to the south. Staff has added a condition in the proposed Motion that requires all existing trees on site that are within the area labeled “wooded area to remain”

portion of the landscape plan to remain unless their removal is specifically approved by the Planning Department, and that the final landscape plan should incorporate the existing trees as well. The intent is to ensure that the mature trees and extra screening on site are not removed unless absolutely necessary. Staff has also added a condition that additional shade trees be planted along the front and side elevations of the building, and that the landscape areas along those sides be widened, if needed, to accommodate said landscaping. While the proposed amount of landscaping along the road and throughout the site is significant, the additional trees immediately adjacent the building will help soften the appearance of the building along Park Overlook Drive. The final plans will also need to show 24” evergreen bushes planted along the two parking areas that face the residential neighborhood to the south.

## Lighting

While no lighting plan has been included in the packet, staff has added conditions that limit the height of pole mounted fixtures to 16 feet tall. Prior to the release of a zoning permit, a final lighting plan will need to be approved to ensure height compliance, as well as the use of full cut-off fixtures and zero foot-candles of light at the property lines abutting the residential properties to the south.



\*general area only. Final location to be determined on the final landscape plan.

**Signage**

The applicant has not included plans for ground signage at this time. The applicant shall submit plans for any future signage, to the Planning Department for review and approval prior to the issuance of a permit for any sign on the site. A condition has been added that they shall be allowed one permanent ground sign associated with this project, and that it shall be located on a stone base, and shall be no more than 32 square feet per sign face and a maximum of 5 feet tall.

**Construction Hours**

Being in the vicinity of residential, staff has added a condition that outdoor construction shall be limited from Monday thru Saturday 7:00 am to 7:00 pm. This won't preclude indoor work such as HVAC, electrical, plumbing, etc. from occurring outside of those parameters once they get the building under roof and enclosed.

**RECOMMENDATION**

Based on this analysis, Planning Commission and staff recommend approval of this request subject to the conditions outlined in the attached Moion.





**AB PARTNERS LLC**  
**SPECIFIC SITE PLAN APPLICATION**  
**6.7 +/- ACRES PARK OVERLOOK DRIVE**

The proposed development is to be located on 6.7 +/- acres of the current 12-acre parcel and adjacent to Park Overlook Drive at the southern terminus of the existing roundabout, closest to Grange Hall Road. The proposed development is classified as a retirement community, which will be age restricted to residents 55 and older. Consistent with the expectations of a retirement community, there will be a variety of amenities located on site for the convenience of the residents.

This age-restricted independent living apartment complex will be built in a single phase and consist of 130 one- and two-bedroom units ranging in size from approximately 500 to 750 square feet. The facility will consist of an approximate 9,000 square foot centralized "Town Center" which provides a variety of services onsite for the residents and furthers resident interaction. Amenities within the Town Center will include such items as senior focused programing, wellness counselling and doctor referral services, an arts and craft room, fitness facility, game room, party room, salon, coffee bistro, etc. These amenities are limited to the use of the residents and their guests and otherwise not open to the general public.

Being an age restricted community, the impact of this project on the City and surrounding areas is quite different than that of a traditional multi-family apartment complex. Included within the Application is a comparison of the lessened impact of this project from more traditional uses.

Given the proximity of this project to I-675, the Mall at Fairfield Commons, and the surrounding commercial corridors, including Soin Hospital, many of the additional needs and services required by the residents will be located in very close proximity.

The proposed development is very similar to an existing operation in Columbus, Ohio, being Hampton Woods. Market studies have indicated the Beavercreek project would fill an existing need within the community to find affordable senior housing for independent living within the context of a retirement community. Based upon market data and existing experience, the average age of a resident would be 69-70 years old with approximately 1/2 to 2/3 of the residents being female. Approximately 2/3 of the residents would have a car with the other 1/3 not and thus relying upon transportation provided through the retirement community or alternative means such as family, or other private shuttle services. Under 25% of the residents would have some form of employment with most of that employment being on a part-time basis.

From a traffic impact standpoint, unlike a traditional apartment or multi-family residential development, the age-restricted component of this project plays a significant role in minimizing traffic impact. With an average age of residency being 72 years old, as a general statement they tend to travel during off peak hours and tend to make fewer trips each day and throughout the week. The existing road systems are sufficient to handle the impact of this project.

In regards to other City services such as police and EMS services, it is not anticipated there would be any significant increase to those services. There will be on-site property management to assist residents. Additionally, with this type of development, the same has on site security systems, there is likely less vandalism, property damage or other types of incidences that would invoke a police response.

Lastly, as the overall property will be under common ownership it will be actively managed and appropriately maintained. Accordingly, the need for restrictive covenants, an owners' association or similar type of governing entity are not required. There will be tenant rules and regulations and other mechanisms utilized for the use of indoor and outdoor common areas related to the project. Again, given the fact that this an age restricted independent living community, the activities associated with the operation of the facility and the use of the facility and grounds by the tenants will not be disrupted to surrounding property owners.



## RESOLUTION

CITY OF BEAVERCREEK  
PLANNING COMMISSION  
June 5, 2019

RE: PUD 06-3, SSP #4  
Homestead Village

WHEREAS, AB Partners, c/o David Montgomery, 2700 Kettering Tower, Dayton Ohio 45423, agent for the property owner, has filed an application requesting approval of a specific site plan to allow the construction of a 130-unit retirement community-senior apartment complex to be constructed on 6.7 acres on property located on the southeast corner of Park Overlook Drive and Grange Hall Road, further described as Book 1, Page 11, Parcel 67 on the property tax maps of Greene County, Ohio; and

WHEREAS, public hearing was held on June 5, 2019 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing; and

WHEREAS, the Planning Commission finds that the facts submitted with this specific site plan application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for specific site plan approval as per Section 158.066 of the Zoning Code; and

WHEREAS, the Beavercreek Planning Commission is taking administrative action in approving this portion of the specific site plan.

NOW, THEREFORE BE IT RESOLVED,

### SECTION I

The Beavercreek Planning Commission recommends to Beavercreek City Council approval of this specific site plan for Homestead Village, PUD 06-3, Specific Site Plan #4 with the following conditions and requirements.

### SECTION II

1. The approved site plan shall be the plans stamped "Received May 29, 2019" except as modified herein.
2. The approved architectural elevations shall be the plans stamped "Received May 29, 2019" except as modified herein.

3. A PUD Agreement must be signed by the owner and a bond or letter of credit for the site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
4. The final landscape plan shall be reviewed and approved by the Planning Department prior to the release of a zoning permit for the building. Additional shade trees, as depicted in Exhibit A shall be included in the final landscape plan, subject to review and approval by the Planning Department prior to the release of the zoning permit. The trees being installed around the building shall be a minimum of 2-inch caliber trees.
5. Prior to any grading on site, the applicant shall install a temporary grading limit fence, around areas labeled as "wooded areas to be preserved" on the landscape plan. If any landscaping or grading is disturbed outside of the grading limit, the applicant shall submit and receive approval of an amended landscape plan showing mitigation for the disturbed areas, prior to the release, or reduction of any landscaping bonds.
6. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls) on each building. Metal screening will not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public
7. Any portion of the site disturbed by grading, and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover free of noxious weeds and construction debris and shall be properly maintained.
8. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally installed, within three months weather permitting.
9. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.
10. Prior to the issuance of a zoning permit, final cut sheet details, showing the design of wall pack or scone lighting, and photometric plans for lighting of the buildings and site shall be reviewed and approved by the Planning Department. The maximum mounting height for any pole mounted fixture shall be 16' from adjacent grade. Full cutoff fixtures shall be used throughout the site. All pole-mounted lighting shall be located within a landscaped or concrete island and shall not be permitted to be

located within any designated parking stall for the site. This shall be reflected on the photometric plan prior to the release of a zoning permit.

11. Final topography and grading plans shall be submitted for review and approval by the City Engineer prior to submission of application for final subdivision and must be approved prior to the issuance of a site-grading permit.
12. A final subdivision shall be approved by Planning Commission and recorded with the Greene County Auditor's Office prior to the release of any zoning permits for this project.
13. Final drainage calculations shall be approved by the City Engineer prior to the release of the record plan for recording.
14. Prior to the release of the record plan for recording, the applicant shall sign a Subdivider's Contract and submit a bond or letter of credit for the public improvements if required by the City Engineer. Cross access shall be shown on the record plan along the western property line.
15. The outdoor construction hours shall be limited to 7:00 AM to 7:00 PM, Monday thru Saturday.
16. Prior to the release of the record plan, a combination of parkland dedication and/or as fees in-lieu of dedication of parkland shall be paid as determined by the Parks Director.
17. Prior to the release of the zoning permit, impact fees for the development shall be paid as determined by the City Manager.
18. There shall be a limit of one ground sign, which shall include a minimum 1-foot tall, brick and/or stone base, which shall be a maximum of 5 feet tall and have a sign face of up to 32 square feet per side. The final design and location shall be subject to review and approval by the Planning Department prior to release of a permit for the sign.
19. Material and color samples shall be submitted to the Planning Department for review and approval prior to the issuance of a zoning permit.
20. The final architectural elevations shall include brick encompassing the first floor, on elevations highlighted in Exhibit B. The final design shall be reviewed and approved by the Planning Department prior to the release of a zoning permit.
21. All trash collection containers shall be enclosed within a building or screened from view through the use of a permanent dumpster enclosure designed to match the

building by using materials compatible with those found on the building. The final design shall be reviewed and approved by the Planning Department prior to the issuance of a zoning permit. All ground mounted mechanical equipment shall be screened from view per the review and approval of the Planning Department

22. The final location of the water line required by the county shall be subject to approval by the Greene County Sanitary Engineering Department and the City of Beavercreek, prior to the release of the subdivision for recording.

23. Street lighting shall be installed at the existing round-about on Park Overlook Drive as directed by the City Engineer.

### SECTION III

These plans and all papers relating to the approved plan shall be submitted with this resolution to City Council.

The Clerk is directed to transmit the case to City Council for further determination as required by law.

ADOPTED: June 5, 2019

VOTING FOR ADOPTION: Tiffany Akers  
Alex Height  
Nicholas Loftis  
Michael Self  
Nathaniel Shrider

VOTING AGAINST: None

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Chairman

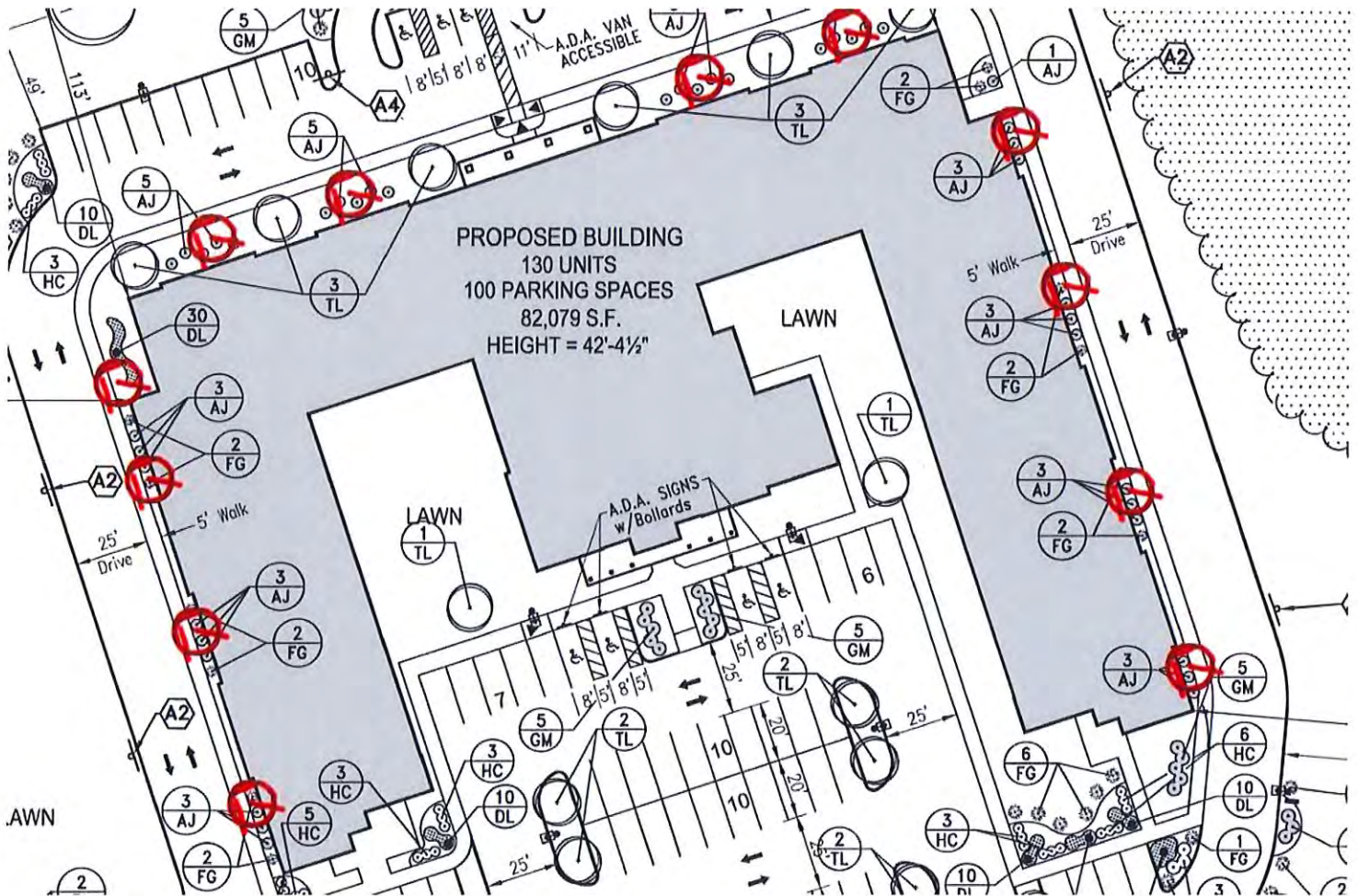
Attest:

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PUD 06-3 SSP #4 Homestead Village Resolution

## Exhibit A

Add trees that are highlighted in red\*

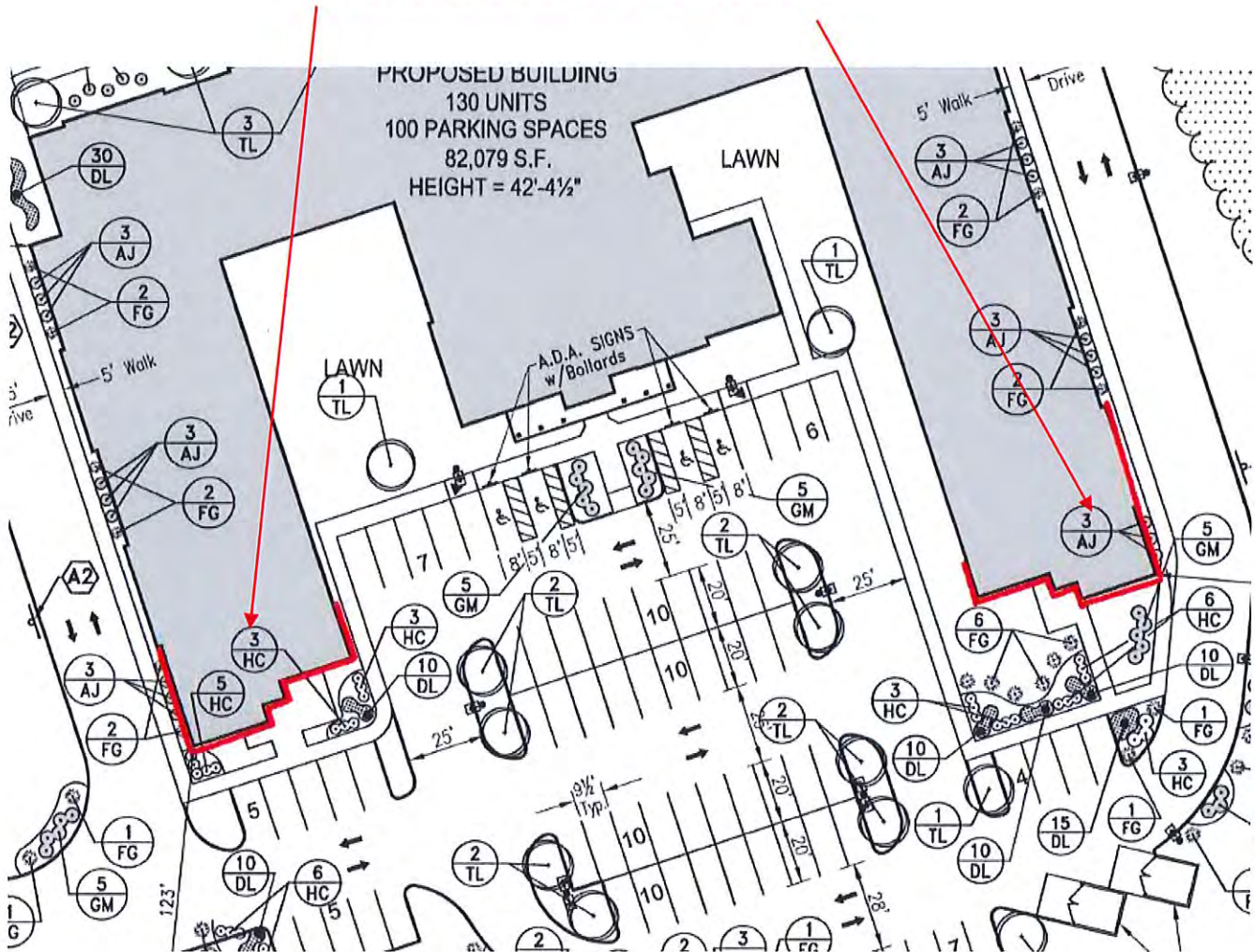


\*general area only. Final location to be determined on the final landscape plan.



## Exhibit B

Add brick to first floor of these areas



## ORDINANCE NO. 16-34

### CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER WALLACE ON THE 28<sup>TH</sup> DAY OF NOVEMBER, 2016.

AN ORDINANCE AMENDING ORDINANCES #06-25 and #10-16 REZONING AND CONCEPT PLAN (PUD 06-3) TO MODIFY THE PERMITTED USES TO INCLUDE "ASSISTED LIVING FACILITIES, INDEPENDENT LIVING FACILITIES, MEMORY CARE FACILITIES, ADULT DAY CARE AND/OR RETIREMENT COMMUNITIES" FOR THE PUD PORTION SOUTH OF PARK OVERLOOK DRIVE. THIS PROPERTY IS FURTHER DESCRIBED AS BOOK 1, PAGE 11, PARCEL 67 ON THE GREENE COUNTY PROPERTY TAX ATLAS. (PUD 06-3, AMENDMENT 9/16)

Whereas, the Granger Group, 2221 Health Drive SW, Suite 2200, Wyoming, Ohio 49519, (Agent for the owner) has filed an application requesting approval of an amendment to PUD 06-3 rezoning and concept plan; and

Whereas, the City of Beavercreek Planning Commission has recommended approval of the zoning amendment with conditions and requirements; and

WHEREAS, Beavercreek City Council finds that the facts submitted with the application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for Planned Unit Development approval as per in §158.068 of the Zoning Code; and

WHEREAS, Beavercreek City Council finds that, pursuant to §158.071 of the Zoning Code, each and all of the included uses are appropriate for this specific Planned Unit Development; and

WHEREAS, Beavercreek City Council has voted to adopt the recommendation of the Planning Commission with modifications, this being a decision that requires approval by four members of Council.

NOW THEREFORE THE MUNICIPALITY OF BEAVERCREEK HEREBY ORDAINS:

#### SECTION I

That the permitted uses for the southern portion of PUD 06-3 are hereby amended.

## SECTION II

1. All conditions of R-PUD 06-3 and Ordinance 06-25 and Ordinance 10-16 shall remain in full force and effect except where modified herein.
2. The plan stamped "Received September 12, 2016" highlights the area subject to this zoning amendment and shall be incorporated as part of this zoning amendment approval, except as further modified by the following conditions.
3. The principal and accessory uses permitted in this residential Planned Unit Development shall be amended as follows:
  - A. For the portion of the PUD, south of Park Overlook Dr., the following uses shall be permitted.
    - i. Assisted living facilities, independent living facilities, memory care facilities, adult day care and/or retirement communities.
    - ii. Two-Family Dwelling (no more than 2 units per building), so long as density within the area associated with Two-Family Dwellings does not exceed density permitted in original Ordinance (2.47 du/ac).
4. There shall be a 50-foot buffer from the southern property line of the PUD and a 50-foot buffer along Grange Hall Road.
5. Building plans, designs, and elevations for an assisted living facility, memory care facility, adult day care and/or retirement community, south of Park Overlook Drive shall be subject to review and approval by the Planning Commission and City Council at the specific site plan stage. The majority of the exterior construction materials must consist of wood, stone, hardy plank and/or brick or other material acceptable to the Planning Commission and City Council at specific site plan stage.
6. The applicant shall be required to pay all applicable park fees and impact fees as determined by the City Engineer, City Manager, Planning Department, Parks Department, and/or City Attorney prior to releasing the record plan for recording.

## SECTION III

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

## SECTION IV



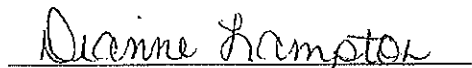
This Ordinance shall take effect from and after the earliest period allowed by law.

PASSED this 9<sup>th</sup> day of January, 2017.



Bob Stone, Mayor

ATTEST:

  
Dianne Lampton, Clerk of Council

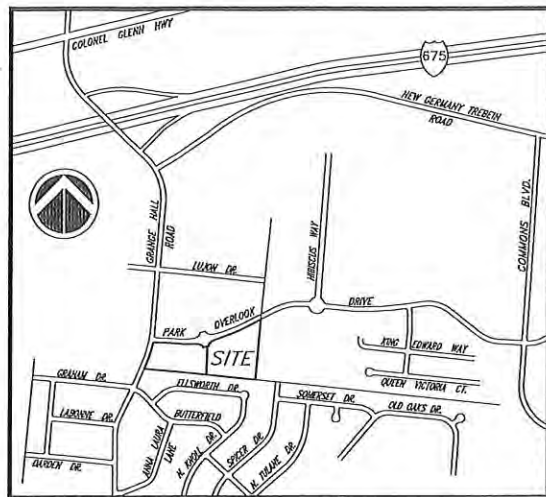
#### SUMMARY

This Ordinance adopts a recommendation to amend Ordinances #06-25 and #10-16 to modify the principal and accessory uses for the southern portion of PUD 06-3.

This is not an emergency ordinance and will become effective 30 days after passage.

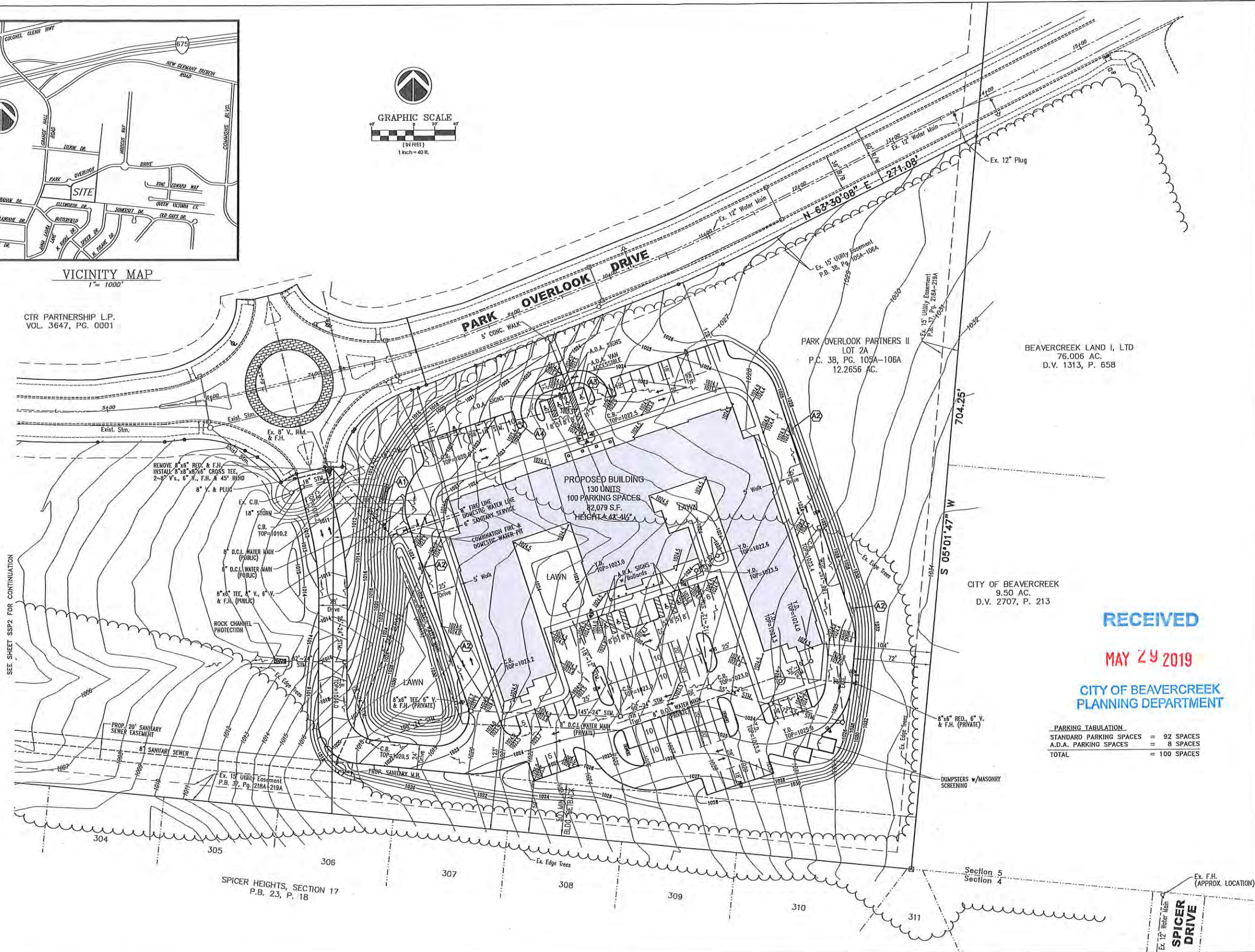
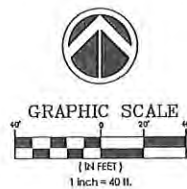
PUD 06-3 Amend 9-16 First & Main Ord





VICINITY MAP  
1" = 1000'

CTR PARTNERSHIP L.P.  
VOL. 3647, PG. 0001



SEE SHEET SSP2 FOR CONTINUATION

RECEIVED

MAY 29 2019

CITY OF BEAVERCREEK  
PLANNING DEPARTMENT

PARKING TABULATION	
STANDARD PARKING SPACES	= 92 SPACES
A.D.A. PARKING SPACES	= 8 SPACES
TOTAL	= 100 SPACES

## HOMESTEAD AMERICA

Park Overlook Drive  
City of Beavercreek  
Greene County, Ohio

### DEVELOPER:

**HOMESTEAD America**

369 East Livingston Avenue  
Columbus, Ohio 43215  
614-221-5400

### ENGINEER:

**REINKE GROUP**

959 Congress Park Drive  
Dayton, OH 45459  
(937) 434-4810

Engineering / Surveying / Land Planning  
Landscape Architecture / GPS Surveying

### REVISIONS:

### DESIGNED BY:

### DRAWING BY:

### DATE:

May 29, 2019

### JOB NUMBER:

### TITLE:

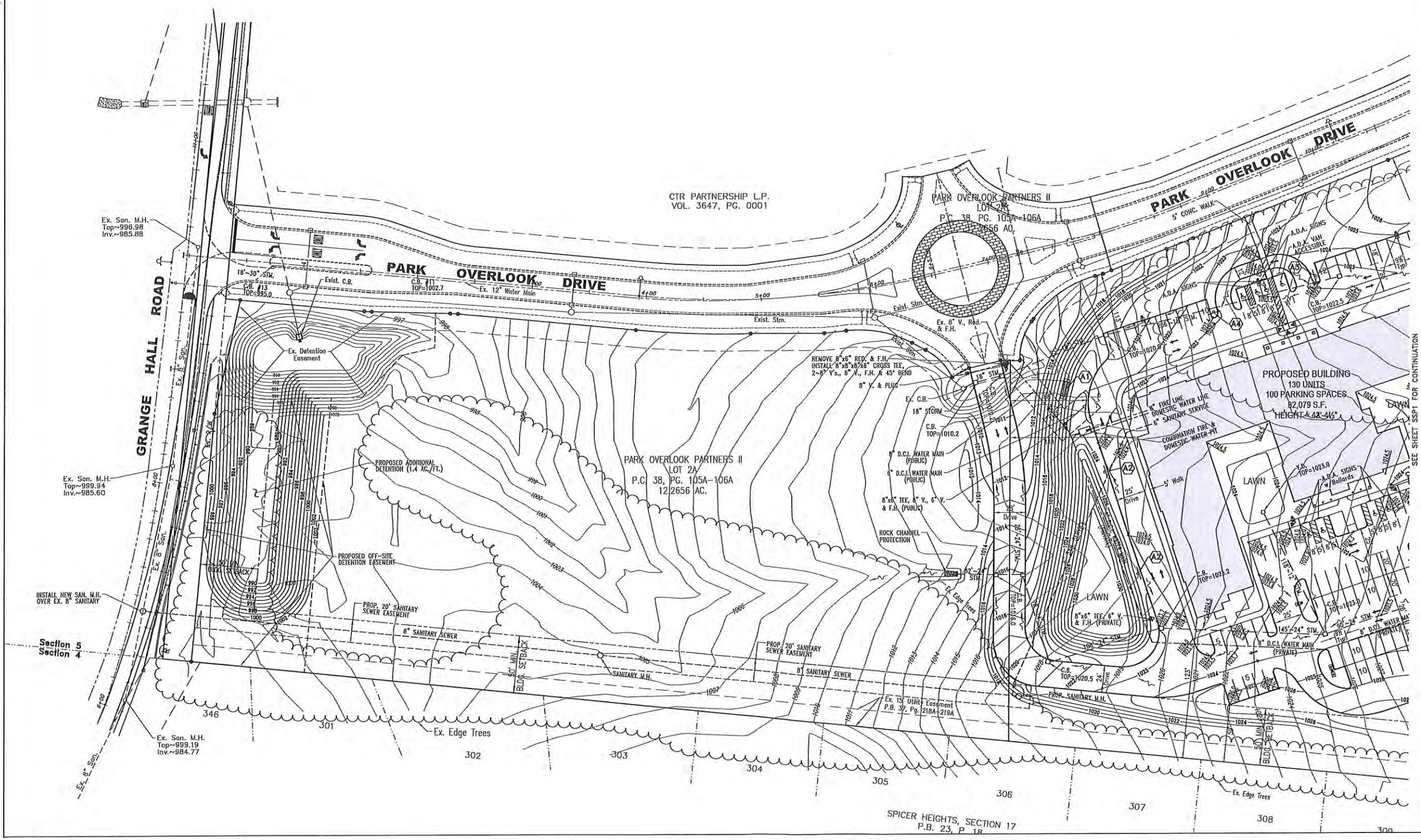
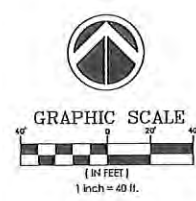
SITE GRADING &  
UTILITY PLAN

### SHEET NUMBER:

SSP1

### COMMENTS:





**HOMESTEAD  
AMERICA**  
Park Overlook Drive  
City of Beavercreek  
Greene County, Ohio

**DEVELOPER:**  
  
**HOMESTEAD  
America**  
369 East Livingston Avenue  
Columbus, Ohio 43215  
614-221-5400

**ENGINEER:**  
  
**REINKE  
GROUP**  
959 Congress Park Drive  
Dayton, OH 45459  
(937) 434-4810

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MAY 29 2019  
CITY OF BEAVERCREEK  
PLANNING DEPARTMENT

REVISIONS:

DESIGNED BY:	TTL
DRAWING BY:	
DATE:	May 29, 2019
JOB NUMBER:	
TITLE:	OFF-SITE DETENTION & UTILITY PLAN
SHEET NUMBER:	SSP2
COMMENTS:	



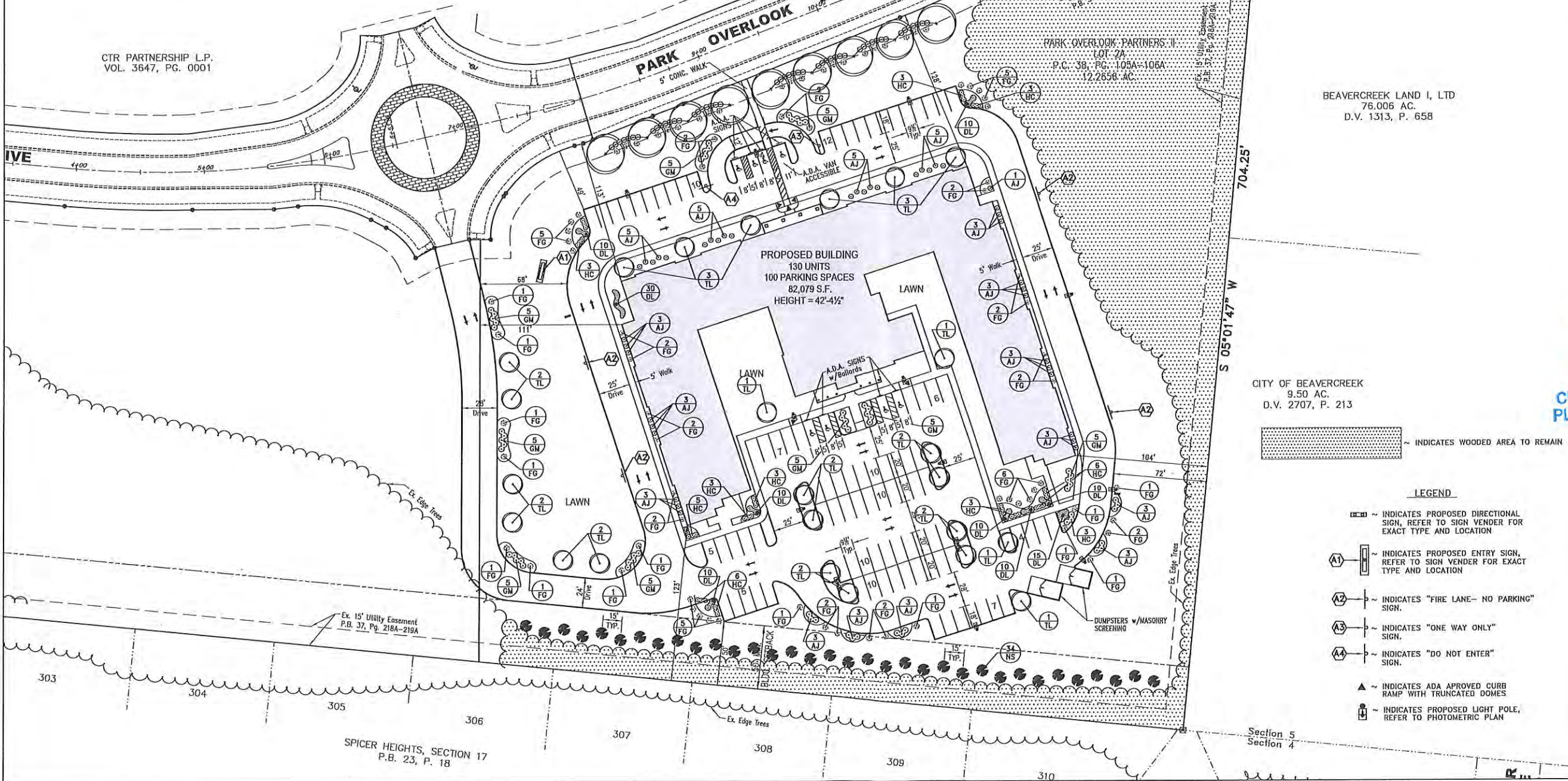
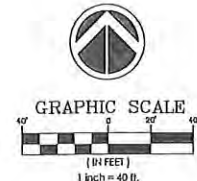
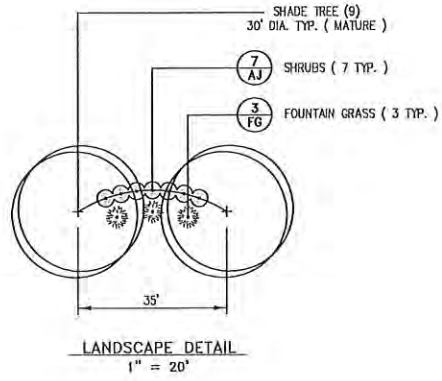
LANDSCAPE REQUIREMENTS  
PARKING AREA = 48,290 S.F.

4% REQUIRED = 1,932 S.F.

GREEN SPACE = 21,415 S.F. 1 SHADE TREE PER 2,500 S.F. REQUIRED = 9  
SHADE TREES SHOWN = 23 (12 SHADE TREES)  
(12 ORNAMENTAL TREES)

MATERIALS LIST			
QTY.	COMMON NAME/BOTANICAL NAME	SIZE/SPECS	SPACING
24 (TL)	IVORY SILK TREE LILAC/ SYRINGA RETICULATA 'IVORY SILK'	2"/B&B	35' O.C.
35 (GM)	GREEN MOUNTAIN BOXWOOD/ BUXUS x 'GREEN MOUNTAIN'	24"/B&B	4' O.C.
106 (AJ)	ANDORRA JUNIPER/ JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	15-18"/#3 CONT.	4' O.C.
41 (HC)	HESSEI CREEPING COTONEASTER/ COTONEASTER x 'HESSEI'	15-18"/#3 CONT.	3' O.C.
72 (FG)	FOUNTAIN GRASS/ PENNISETUM ALOPECUROIDES	#2 CONTAINER	SEE PLAN
115 (DL)	STELLA d'ORO DAYLILY/ HEMEROCALLIS 'STELLA d'ORO'	#1 CONTAINER	2' O.C.
34 (NS)	CUPRESSINA NORWAY SPRUCE/ PICEA ABIES CUPRESSINA		15' O.C.

ACREAGE TABULATION  
OPEN SPACE = 4.34 AC. (62%)  
IMPERVIOUS AREA = 2.68 AC. (38%)  
TOTAL = 7.02 AC.



BEAVERCREEK LAND I, LTD  
76.006 AC.  
D.V. 1313, P. 658

CITY OF BEAVERCREEK  
9.50 AC.  
D.V. 2707, P. 213

LEGEND

- ~ INDICATES PROPOSED DIRECTIONAL SIGN, REFER TO SIGN VENDER FOR EXACT TYPE AND LOCATION
- A1 ~ INDICATES PROPOSED ENTRY SIGN, REFER TO SIGN VENDER FOR EXACT TYPE AND LOCATION
- A2 ~ INDICATES "FIRE LANE- NO PARKING" SIGN.
- A3 ~ INDICATES "ONE WAY ONLY" SIGN.
- A4 ~ INDICATES "DO NOT ENTER" SIGN.
- ▲ ~ INDICATES ADA APPROVED CURB RAMP WITH TRUNCATED DOMES
- ~ INDICATES PROPOSED LIGHT POLE, REFER TO PHOTOMETRIC PLAN

~ INDICATES WOODED AREA TO REMAIN

**HOMESTEAD AMERICA**  
Park Overlook Drive  
City of Beavercreek  
Greene County, Ohio

DEVELOPER:

**HOMESTEAD America**  
369 East Livingston Avenue  
Columbus, Ohio 43215  
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ENGINEER:

**REINKE GROUP**  
959 Congress Park Drive  
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Engineer/ Surveyor/ Land Planning  
Landscape Architecture/ GPS Surveying

RECEIVED

MAY 29 2019

CITY OF BEAVERCREEK  
PLANNING DEPARTMENT

REVISIONS:

DESIGNED BY:

DRAWING BY: TTL

DATE: May 29, 2019

JOB NUMBER:

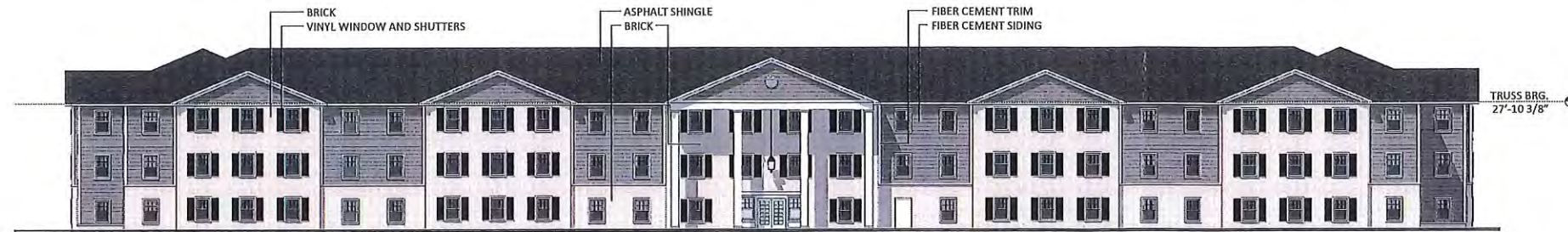
TITLE: LANDSCAPE PLAN

SHEET NUMBER:

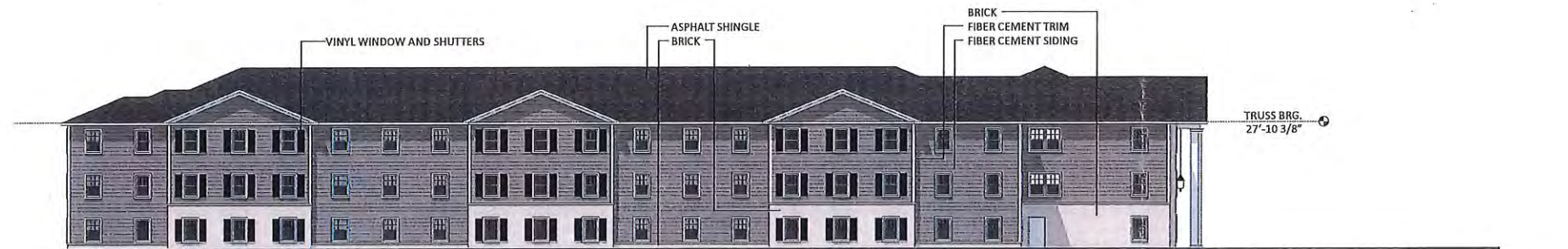
SSP3

COMMENTS:

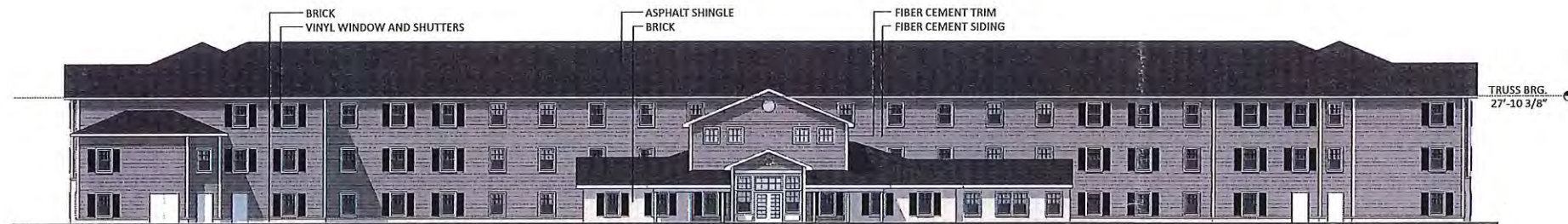




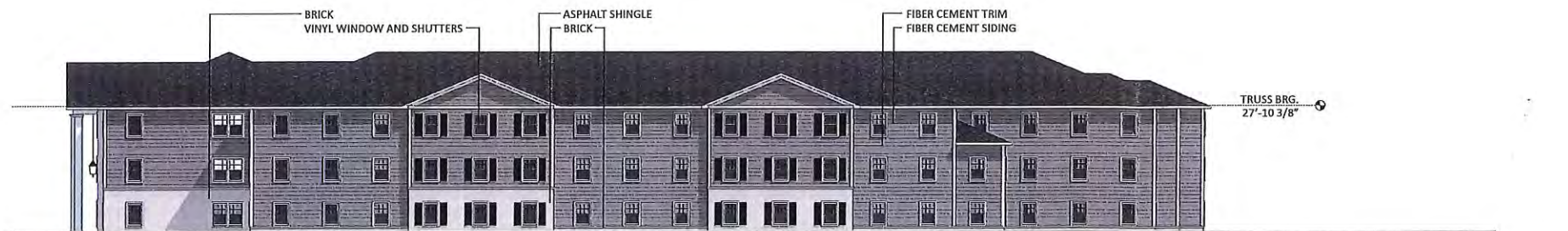
**A** Front Elevation  
Scale: 1/16" = 1'-0"



**B** Left Elevation  
Scale: 1/16" = 1'-0"



**C** Rear Elevation  
Scale: 1/16" = 1'-0"



**D** Right Elevation  
Scale: 1/16" = 1'-0"

## Exterior Finish Schedule

- BRICK: FACE BRICK, GENERAL SHALE: SNOW RIDGE, SIZE: QUEEN SIZE, MORTAR COLOR TO BE SELECTED FROM STANDARD COLOR SELECTION
- FIBER CEMENT SIDING: HARDIEPLANK LAP SIDING SMOOTH, COLOR: AGED PEWTER, TRIM TO BE WHITE
- ASPHALT SHINGLE ROOF: TIMBERLINE ROOFING SHINGLES COLOR: CHARCOAL
- WINDOW UNITS: MI VINYL WINDOWS, CAPITAL 3500 SERIES, COLOR: WHITE, COLOR OF A/C UNITS AND ALL OTHER MECHANICAL UNITS TO MATCH THE COLOR OF SURROUNDING MATERIALS.
- VINYL SHUTTERS: COLOR BLACK, MANUFACTURER TO BE DETERMINED
- GUTTERS AND DOWNSPOUTS: ALUMINUM, COLOR: WHITE
- FASCIA BOARDS AND RAKES TO BE ALUMINUM

## Exterior General Notes

- SEE SPECIFICATIONS FOR FURTHER INFORMATION
- ALL EXTERIOR EQUIPMENT INCLUDING BUT NOT LIMITED TO GAS METERS, ELECTRICAL, AND SERVICES SHALL BE PAINTED TO MATCH ADJACENT MATERIALS
- SAFETY GLAZING CONFORMING TO THE REQUIREMENTS LISTED IN OBC SECTION 2406 SHALL BE INSTALLED IN ALL HAZARDOUS LOCATIONS SUCH AS DOORS AND IN ADJACENT WINDOW PANELS IN THE DOOR PLANE OR OTHER WINDOWS AS PER OBC SECTION 2406

andrews  
architects

6631 Commerce Parkway  
Studio B  
Dublin, Ohio 43017  
T 614.766.1117  
F 614.766.2023  
www.andrewsarchitects.com

NOT FOR  
CONSTRUCTION

## Homestead America

Park Overlook Drive  
Beavercreek, Ohio 45431

Project Number: 19206.10  
Original Issue Date: May 28, 2019  
Revised Date:  
☐ SCHEMATIC DESIGN  
☐ DESIGN  
☒ ZONING SUBMISSION  
☐ CONTRACT DOCUMENTS  
☐ RECORD/AS-BUILT'S

REVISION HISTORY		
No.	Date	Description

RECEIVED  
MAY 29 2019  
CITY OF BEAVERCREEK  
PLANNING DEPARTMENT

Exterior  
Elevations

X-200









Homestead America - Beaver Creek

Exterior Perspective View

RECEIVED

May 28, 2019

MAY 29 2019

CITY OF BEAVERCREEK  
PLANNING DEPARTMENT





Homestead America - Beavercreek

Exterior Perspective View

RECEIVED

MAY 29 2019

CITY OF BEAVERCREEK  
PLANNING DEPARTMENT

May 28, 2019





Homestead America - Beavercreek

Exterior Perspective View

RECEIVED

May 28, 2019

MAY 29 2019

CITY OF BEAVERCREEK  
PLANNING DEPARTMENT





Homestead America - Beaver Creek

Exterior Perspective View

RECEIVED

MAY 29 2019

CITY OF BEAVERCREEK  
PLANNING DEPARTMENT

May 28, 2019



**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

<b>Meeting Date:</b> July 8, 2018	<b>Reference Topic:</b> 2020 County Tax Budget – Public Hearing
<b>Agenda Reference No.:</b> IX. A-E	Resolution 19-37

ACTION REQUESTED		
<input type="checkbox"/> Adopt Ordinance	<input checked="" type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Other Motion _____

RESPONSIBLE DEPARTMENT OR AGENCY		
<input checked="" type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Zoning
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

**BACKGROUND AND STAFF SUMMARY:**

This Resolution represents the 2020 County Tax Budget that is forwarded to the Greene County Auditor. Preparation of the Tax Budget is required by Section 5705.28 of the Ohio Revised Code.

This Tax Budget confirms to the County that all current levies and local government funds are necessary for continued operations.

Keep in mind that this is the start of the budget cycle process. As you can see projected fund balances for some operating funds are below the 20% fund balance requirement. But remember, this budget is simply an estimate and will be further refined when the actual City budget process begins this month. Preparation of these documents begins with the estimated costs of maintaining current 2019 levels of service. Adjustments are then made for required inflationary factors, contractual obligations and capital requests.

A hearing will be held before the County Budget Commission in August. After that hearing, the County Budget Commission will allocate the City's share of the Local Government monies and will set the previously voted millage rates for 2020. It should be noted that the projected property tax revenue generated from the tax levies by the County Auditor increased slightly for each levy over the 2019 tax budget despite the appraised values only increasing \$2m to \$1.462 billion dollars. This was based on the refinement of the projection process used by the County Auditor.

This Tax (or needs) Budget represents the first step in preparing the 2020 Appropriations Budget. Beginning in August & September, department reviews will be conducted to bring expenditure requests in line with available revenue. After these reviews, City Council reviews the proposed budgets and service levels in the November Budget Work Sessions. After these meetings, the City Manager will present a recommended budget to City Council for its final review and adoption during the December 2019 Council meeting. If you have any questions concerning this budget, please feel free to contact me.

Keep in mind that these are initial projections and will be adjusted later in the year. These adjustments will reflect the reduction in the property values for those who filed a property tax exemption form for storm damage. Therefore, although the revenue may decrease it is not anticipated that the reduction will materially affect the revenue projections.

**STAFF RECOMMENDATION:** Staff recommends adoption of Resolution 19-37.

**CITY OF BEAVERCREEK  
RESOLUTION 19-37**

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE 8TH DAY OF JULY, 2019.

**A RESOLUTION APPROVING PROPOSED AMOUNTS FOR INCLUSION IN  
THE 2020 TAX BUDGET FOR SUBMISSION TO THE GREENE COUNTY  
AUDITOR.**

WHEREAS, the City is required to adopt a tax budget pursuant to section 5705.28 of the Ohio Revised Code. This tax budget must be adopted by the City Council on or before July 15<sup>th</sup>, and two copies submitted to the County Auditor on or before July 20<sup>th</sup>, and

WHEREAS, the City was required to advertise for a public hearing prior to the July 8, 2019 meeting and prior to filing the budget with the Greene County Auditor and this was completed on June 21, 2019,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERCREEK, OHIO:

**SECTION 1.**

The proposed amounts shown in the "Summary of 2020 Tax Budget – Proposed Amounts" attached hereto as Exhibit A, are hereby approved to be utilized in preparing the official tax budget document for submission to the Greene County Auditor.

**SECTION 2.**

The Financial Administrative Services Director is authorized to submit the official tax budget documents to the Greene County Auditor on or before July 20<sup>th</sup>.

**SECTION 3.**

That it is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including, but not limited to, Section 121.22 of the Ohio Revised Code.

ADOPTED by the Beavercreek City Council on this 8<sup>th</sup> day of July, 2019.

\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:

\_\_\_\_\_  
Dianne Miscisin, Clerk of Council



City or  
 Village of Beavercreek  
Greene County, Ohio

(Date) \_\_\_\_\_ Year

This Budget must be adopted by the Council or other legislative body on or before July 15th, and two copies must be submitted to the County Auditor on or before July 20th, FAILURE TO COMPLY WITH SEC. 5705.28 R. C. SHALL RESULT IN LOSS OF LOCAL GOVERNMENT FUND ALLOCATION.

To the Auditor of said County:  
 The following Budget year beginning January 1, 2020, has been adopted by Council and is herewith submitted for consideration of the County Budget Commission.  
 Year

Signed \_\_\_\_\_

Title \_\_\_\_\_

## SCHEDULE A

### SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED RATES

For Municipal Use		For Budget Commission Use		For County Auditor Use	
FUND (Include only those funds which are requesting general property tax revenue)	Budget Year Amount Requested of Budget Commission Inside/ Outside	Budget Year Amount Approved by Budget Commission Inside 10 Mill Limitation	Budget Year Amount to be Derived From Levies Outside 10 Mill Limitation	County Auditor's estimate of Tax Rate to be Levied	
				Inside 10 Mill Limit Budget Year	Outside 10 Mill Limit Budget Year
	Column 1	Column 2	Column 3	Column 4	Column 5
GOVERNMENT FUNDS	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX
GENERAL FUND	\$1,585,000	\$1,585,000		1.10	
Police Pension	\$430,000	\$430,000		0.30	
Police	\$8,705,000		\$8,705,000		9.60
Street	\$5,938,000		\$5,938,000		4.40
Parks & Rec - on 5/7/2019 Ballot					
Bond	\$401,000		\$401,000		0.28
PROPRIETARY FUNDS	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX
FIDUCIARY FUNDS	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX
TOTAL ALL FUNDS	\$17,059,000	\$2,015,000	\$15,044,000	1.40	14.28

## SCHEDULE B

## LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

FUND	Maximum Rate Authorized to be Levied	Tax Year County Auditor's Estimate of Yield of Levy (Carry to Schedule A, Column 3)
<b>GENERAL FUND:</b>		
Current Expense Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
<b>TOTAL GENERAL FUND OUTSIDE 10 MILL LIMITATION</b>		
<b>SPECIAL LEVY FUNDS:</b>		
Police Fund, Levy authorized by voters on 6 / 2 / 1981	0.90	\$350,000
not to exceed Indef years. Authorized under Sect. , R.C.		
Police Fund, Levy authorized by voters on 11 / 8 / 1983	3.00	\$1,565,000
not to exceed Indef years. Authorized under Sect. , R.C.		
Police Fund, Levy authorized by voters on 11 / 5 / 1985	1.20	\$725,000
not to exceed Indef years. Authorized under Sect. , R.C.		
Police-Renewed Fund, Levy authorized by voters on 11 / 6 / 2018	3.70	\$4,990,000
not to exceed Indef years. Authorized under Sect. , R.C. 2019-Continuing		
Police-Increase Fund, Levy authorized by voters on 11 / 6 / 2018	0.80	\$1,075,000
not to exceed Indef years. Authorized under Sect. , R.C. 2019-Continuing		
Street-Renewed Fund, Levy authorized by voters on 03 / 15 / 2016	2.60	\$3,500,000
not to exceed five years. Authorized under Sect. , R.C. Tax Years 2016-2020		
Street-Increased Amount Fund, Levy authorized by voters on 03 / 15 / 2016	0.80	\$1,098,000
not to exceed five years. Authorized under Sect. , R.C. Tax Years 2016-2020		
Street 2.0 mill Renewal on 5/7/19 Ballot Fund, Levy authorized by voters on / /		
not to exceed Indef years. Authorized under Sect. , R.C. 2019-Continuing		
Street-Renewed Fund, Levy authorized by voters on 11 / 7 / 2017	1.00	\$1,340,000
not to exceed Indef years. Authorized under Sect. , R.C. Tax Year 2018 - Continuing		
Parks .90 mill Renew & Inc on 5/7/19 Ballot Fund, Levy authorized by voters on / /		
not to exceed Indef years. Authorized under Sect. , R.C. 2019-Continuing		
Parks .30 mill Increase on 5/7/19 Ballot Fund, Levy authorized by voters on / /		
not to exceed Indef years. Authorized under Sect. , R.C. 2019-Continuing		
Fund, Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Fund, Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Fund, Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Fund, Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.	14.00	\$14,643,000
<b>TOTAL SPECIAL LEVY FUNDS:</b>		

# COUNTY AUDITOR'S ESTIMATE

Tax Levies and Rates for 2019, in Beavercreek City/Village  
Year

Estimated Tax Valuation \$ 1,462,075,850

	Amount Approved By Budget Commission	County Auditor's Estimate of Rate in Mills
LEVIES WITHIN 10 MILL LIMITATION	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX
County		
Township		
School		
Village		
City		
TOTAL		
LEVIES OUTSIDE OF 10 MILL LIMITATION		
County		
Township		
School		
Village		
City		
State		
TOTAL		
TOTAL LEVY FOR ALL PURPOSES		

BUDGET OF

COUNTY

City/Village

FOR FISCAL YEAR  
BEGINNING JANUARY 1, Year

Year

County Auditor

Deputy Auditor

**CITY OF BEAVERCREEK  
PROJECTED FISCAL YEAR 2020 BUDGET BY FUND**

	1/1/2020 Projected Beginning Fund Balance	2020 Projected Revenue	2020 Projected Expenditures	12/31/2020 Projected Ending Fund Balance	Net Increase/ (Decrease)	Fund Balance to Percentage to Projected Expenditures
<b>General Fund</b>						
101	\$2,045,445	\$5,384,454	\$4,824,906	\$2,604,993	\$559,548	53.99%
<b>Police Funds</b>						
Operating Fund						
202	3,036,464	9,842,996	10,930,723	\$1,818,737 *	(1,087,728)	16.64%
<b>Special Revenue Funds</b>						
223	143,484	8,000	38,200	\$113,284	(30,200)	296.55%
224	22,476	1,500	12,000	11,976	(10,500)	99.80%
226	20,685	2,000	15,195	7,490	(13,195)	49.29%
227	4,329	1,500	0	5,829	1,500	100.00%
229	148,314	0	15,000	133,314	(15,000)	888.76%
242	409	0	0	409	0	100.00%
245	0	44,468	44,468	0	0	0.00%
Grant (IDEP/STEP)						
<b>Street Funds</b>						
203	7,281	9,964,440	9,093,144	878,577	871,296	16.02%
204	246	3,976,100	3,928,889	47,457	47,211	1.21%
205	60,929	237,122	278,580	19,471	(41,458)	6.99%
260	7,428	5,813,280	5,598,383	222,325	214,897	3.97%
408	149	369,000	333,552	35,597	35,448	10.67%
<b>Capital Projects Fund</b>						
449	156,427	6,771	526	162,672	6,245	30926.24%
771	503,074	78,800	0	581,874	78,800	100.00%
<b>Park/Recreation/Culture Funds</b>						
234	0	0	0	0	0	0.00%
279	609,910	2,520,142	2,380,664	749,389	139,479	31.48%
712	510,109	13,600	440	523,269	13,160	118924.77%
750	14,218	45,200	43,500	15,918	1,700	36.59%
816	213,487	22,750	0	236,237	22,750	100.00%

**CITY OF BEAVERCREEK  
PROJECTED FISCAL YEAR 2020 BUDGET BY FUND**

	1/1/2020 Projected Beginning Fund Balance	2020 Projected Revenue	2020 Projected Expenditures	12/31/2020 Projected Ending Fund Balance	Net Increase/ (Decrease)	Fund Balance Percentage to Projected Expenditures
<b><u>Enterprise Fund</u></b>						
Golf Course Fund	572	0	2,790,794	0	0	0.00%
<b><u>Debt Service Funds</u></b>						
Debt Service	300	42,857	570,527	64,444	21,587	11.74%
Voted Debt Service	310	118,931	440,740	131,911	12,979	30.84%
<b><u>Fiduciary/Trust Funds</u></b>						
Greene Towne Center Assessments	320	0	1,109,534	0	0	0.00%
Greene TIF	601	0	325,000	0	0	0.00%
Energy Special Improvement District	620	0	371,363	0	0	0.00%
Cash Bond Fund	917	388,851	223,500	373,351	(15,500)	156.21%
<b>Totals</b>		\$8,055,503	\$44,163,581	\$8,738,522	\$813,019	20.16%

\* The projected beginning fund balance for 2018 excludes \$130K. These revenues are collected from the 911 state shared funds and are required to be reserved and used for communications upgrades per the ORC.



**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 101 - GENERAL FUND**

<b><u>DESCRIPTION</u></b>	<b><u>2017 ACTUAL</u></b>	<b><u>2018 ACTUAL</u></b>	<b><u>2019 YTD 6/19</u></b>	<b><u>2019 APPROVED</u></b>	<b><u>2019 ESTIMATED</u></b>	<b><u>2020 PROPOSED</u></b>	<b><u>19-20 % CHANGE</u></b>
<b>PROJECTED FUND BALANCE</b>							
01 PROPERTY AND MUN TAXES	\$ 1,517,290	\$ 1,569,113	\$ 822,919	\$ 1,440,407	\$ 1,440,407	\$ 2,045,445	
02 LICENSES/FINES	\$ 666,836	\$ 701,874	\$ 334,216	\$ 730,000	\$ 730,000	\$ 1,542,757	7.11
03 INTERGOVERNMENTAL REVENUE	\$ 1,117,041	\$ 1,239,872	\$ 517,392	\$ 1,148,676	\$ 1,148,676	\$ 655,000	(10.27)
04 SERVICES	\$ 124,783	\$ 124,883	\$ 73,014	\$ 112,909	\$ 112,909	\$ 1,211,076	5.43
06 MISC. REVENUES	\$ 165,312	\$ 310,973	\$ 131,507	\$ 210,500	\$ 210,500	\$ 112,909	0.00
08 INTERFUND CHGS/TRANSFERS	\$ 717,638	\$ 699,417	\$ 1,308,299	\$ 1,652,212	\$ 1,652,212	\$ 210,500	-
<b>TOTAL REVENUE</b>	<b>\$ 4,308,901</b>	<b>\$ 4,646,132</b>	<b>\$ 3,187,347</b>	<b>\$ 5,294,704</b>	<b>\$ 5,294,704</b>	<b>\$ 5,384,454</b>	<b>1.70 %</b>
<b>DEPARTMENTAL EXPENSES</b>							
1110-COUNCIL	\$ 120,543	\$ 111,407	\$ 60,697	\$ 127,775	\$ 127,775	\$ 151,165	18.31
1120-CLERK	\$ 86,948	\$ 90,750	\$ 46,567	\$ 91,483	\$ 91,484	\$ 94,562	3.37
1210-CITY MANAGER	\$ 284,620	\$ 289,976	\$ 140,907	\$ 281,079	\$ 281,079	\$ 291,973	3.88
1250-H.R./RISK MGMT.	\$ 93,550	\$ 96,839	\$ 50,491	\$ 99,694	\$ 99,694	\$ 102,405	2.72
1410-FINANCE DEPARTMENT	\$ 414,511	\$ 425,815	\$ 228,276	\$ 511,685	\$ 511,685	\$ 471,705	(7.81)
1420-INFORMATION SERVICES	\$ 144,668	\$ 149,968	\$ 85,056	\$ 168,663	\$ 168,663	\$ 170,875	1.31
1610-PLANNING & DEVELOPMENT	\$ 596,930	\$ 607,303	\$ 317,249	\$ 607,303	\$ 607,303	\$ 601,526	(0.95)
1140-PLANNING & DEVELOPMENT BDS	\$ 5,650	\$ 7,225	\$ 3,345	\$ 6,740	\$ 6,740	\$ 6,740	-
1990-CONTRACTUAL SERVICES	\$ 321,929	\$ 334,888	\$ 241,593	\$ 430,666	\$ 430,666	\$ 380,666	(11.61)
3250-BUILDING FACILITIES MAINT.	\$ 122,212	\$ 124,200	\$ 51,917	\$ 157,280	\$ 157,279	\$ 129,109	(17.91)
3650-DISTRICT LIGHTING	\$ 86,261	\$ 81,552	\$ 39,307	\$ 99,000	\$ 99,000	\$ 99,000	-
3750-CEMETERY MAINTENANCE	\$ 157,578	\$ 194,536	\$ 85,520	\$ 203,432	\$ 203,433	\$ 210,836	3.64
7200-CAPITAL IMPROVEMENTS	\$ 15,048	\$ 2,262	\$ 71,400	\$ 71,400	\$ 71,400	\$ 361,400	406.16
7300-TRANSFERS OUT	\$ 1,659,373	\$ 2,729,237	\$ 1,603,735	\$ 1,603,735	\$ 1,603,735	\$ 1,752,944	9.30
<b>TOTAL EXPENSES</b>	<b>\$ 4,109,823</b>	<b>\$ 5,225,956</b>	<b>\$ 3,026,060</b>	<b>\$ 4,459,936</b>	<b>\$ 4,459,937</b>	<b>\$ 4,824,906</b>	<b>8.18 %</b>

**INCREASE/(DECREASE)**

\$ 199,078	\$ (579,824)	\$ 161,286	\$ 834,768	\$ 834,767	\$ 559,548
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**PROJECTED ENDING BALANCE**

\$

2,604,993

**FUND BALANCE PERCENTAGE TO PROJECTED EXPENDITURES**

53.99%

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 202 - POLICE OPERATING FUND**

<u>DESCRIPTION</u>	<u>2017 ACTUAL</u>	<u>2018 ACTUAL</u>	<u>2019 YTD 6/19</u>	<u>2019 APPROVED</u>	<u>2019 ESTIMATED</u>	<u>2020 PROPOSED</u>	<u>19-20% CHANGE</u>
<b>PROJECTED FUND BALANCE</b>						\$ 3,036,464	
01 PROPERTY & MUN TAXES	\$ 8,322,234	\$ 8,365,094	\$ 4,412,072	\$ 7,986,360	\$ 7,986,360	\$ 8,130,400	1.80
02 LICENSES/FINES	\$ 64,704	\$ 83,600	\$ 51,188	\$ 81,600	\$ 81,600	\$ 81,600	0.00
03 INTERGOVERNMENTAL	\$ 1,204,025	\$ 1,192,219	\$ 509,108	\$ 1,207,134	\$ 1,207,134	\$ 1,354,094	12.17
04 SERVICES	\$ 223,345	\$ 121,868	\$ 219,649	\$ 244,902	\$ 244,902	\$ 234,902	(4.08)
06 MISC. REVENUES	\$ 110,725	\$ 140,675	\$ 48,334	\$ 42,000	\$ 42,000	\$ 42,000	0.00
<b>TOTAL REVENUE</b>	\$ 9,925,032	\$ 9,903,455	\$ 5,240,352	\$ 9,561,996	\$ 9,561,996	\$ 9,842,996	2.94
2110-POLICE ADMINISTRATION	\$ 224,257	\$ 230,990	\$ 117,480	\$ 236,674	\$ 236,675	\$ 252,776	6.80
2210-SUPPORT SERVICES	\$ 1,499,113	\$ 1,624,531	\$ 823,660	\$ 1,692,476	\$ 1,692,475	\$ 1,751,059	3.46
2250-EMERGENCY DISPATCH - 911	\$ 41,714	\$ 51,848	\$ 25,821	\$ 51,720	\$ 51,720	\$ 51,720	0.00
2280-CORRECTIONS	\$ 199,812	\$ 222,367	\$ 128,372	\$ 246,816	\$ 246,816	\$ 246,816	0.00
2290-ALLOCABLE SUPPORT	\$ 1,375,392	\$ 1,297,129	\$ 759,341	\$ 1,831,663	\$ 1,831,663	\$ 1,795,459	(1.98)
2510-SPECIAL SERVICES	\$ 1,068,506	\$ 1,214,527	\$ 653,845	\$ 1,207,173	\$ 1,207,173	\$ 1,384,668	14.70
2610-POLICE OPERATIONS	\$ 5,008,153	\$ 5,005,276	\$ 2,345,585	\$ 5,105,486	\$ 5,105,486	\$ 5,290,015	3.61
2615-SPECIAL DUTY ACCOUNT	\$ 28,772	\$ 59,243	\$ 12,407	\$ 36,885	\$ 36,885	\$ 30,738	(16.67)
2620-COPP PROGRAM	\$ 1,451	\$ 440	\$ 570	\$ 3,300	\$ 3,300	\$ 3,300	0.00
3250-BUILDING FACILITIES MAINTENANCE	\$ 113,648	\$ 101,728	\$ 42,545	\$ 79,627	\$ 79,627	\$ 124,172	55.94
7300-TRANSFERS OUT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
<b>TOTAL EXPENSES</b>	\$ 9,560,817	\$ 9,808,080	\$ 4,909,627	\$ 10,491,820	\$ 10,491,820	\$ 10,930,723	4.18%
<b>INCREASE/(DECREASE)</b>	\$ 364,215	\$ 95,375	\$ 330,725	\$ (929,825)	\$ (929,825)	\$ (1,087,728)	
<b>PROJECTED ENDING BALANCE*</b>						\$ 1,818,737	*
<b>FUND BALANCE PERCENTAGE TO PROJECTED EXPENDITURES</b>							16.64%

\* The projected ending fund balance for 2019 excludes \$130k. These revenues are collected from the 911 state shared funds and are required to be reserved and used for this designated purpose per the ORC.

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND #203 - STREET FUND**

<u>DESCRIPTION</u>	<u>2017 ACTUAL</u>	<u>2018 ACTUAL</u>	<u>2019 YTD 6/19</u>	<u>2019 APPROVED</u>	<u>2019 ESTIMATED</u>	<u>2020 PROPOSED</u>	<u>19-20% CHANGE</u>
PROJECTED FUND BALANCE						\$ 7,281	
01 PROPERTY AND MUN TAXES	\$ 5,464,852	\$ 5,489,125	\$ 2,897,139	\$ 5,233,150	\$ 5,433,150	\$ 5,405,750	3.30
02 LICENSES/FINES	\$ 23,918	\$ 24,273	\$ 3,793	\$ 19,100	\$ 19,160	\$ 19,100	0.00
03 INTERGOVERNMENTAL	\$ 1,750,920	\$ 2,659,562	\$ 354,066	\$ 2,634,920	\$ 2,644,920	\$ 4,496,330	70.64
06 MISC. REVENUES	\$ 100,325	\$ 105,275	\$ 11,216	\$ 43,260	\$ 43,260	\$ 43,260	0.00
07 CAPITAL LEASE PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
<b>TOTAL REVENUE</b>	<b>\$ 7,340,015</b>	<b>\$ 8,278,234</b>	<b>\$ 3,266,213</b>	<b>\$ 7,930,430</b>	<b>\$ 8,140,490</b>	<b>\$ 9,964,440</b>	<b>25.65 %</b>
DEPARTMENTAL EXPENSES							
1710-ENGINEERING & INSPECTIONS	\$ 159,354	\$ 178,277	\$ 73,914	\$ 148,781	\$ 148,781	\$ 141,802	(4.69)
1720-STREET INSPECTION	\$ 481,587	\$ 501,256	\$ 241,831	\$ 561,267	\$ 561,267	\$ 581,306	3.57
3110-PUBLIC SERVICES ADMINISTRATION	\$ 541,372	\$ 650,441	\$ 389,557	\$ 727,593	\$ 722,906	\$ 735,533	1.09
3250-BUILDING FACILITIES MAINTENANCE	\$ 213,715	\$ 316,379	\$ 118,666	\$ 418,981	\$ 398,982	\$ 243,599	(41.86)
3320-STREET MAINTENANCE	\$ 1,572,758	\$ 1,305,736	\$ 828,449	\$ 2,533,857	\$ 2,545,688	\$ 1,589,618	(37.26)
3340-SNOW AND ICE CONTROL	\$ 104,232	\$ 217,188	\$ 158,484	\$ 417,688	\$ 367,688	\$ 390,912	(6.41)
3360-WEED & GRASS CONTROL	\$ 301,148	\$ 403,353	\$ 132,082	\$ 344,171	\$ 344,171	\$ 308,787	(10.28)
3410-VEHICLE & EQUIPMENT	\$ 238,633	\$ 229,399	\$ 112,282	\$ 367,855	\$ 367,855	\$ 284,984	(22.53)
3510-TRAFFIC SAFETY	\$ 811,706	\$ 679,683	\$ 406,743	\$ 793,571	\$ 790,367	\$ 800,002	0.81
3610-STORM WATER MAINTENANCE	\$ 284,798	\$ 331,237	\$ 234,554	\$ 395,110	\$ 395,111	\$ 406,992	3.01
5100-CAPITAL IMPROVEMENTS	\$ 1,396,529	\$ 3,108,448	\$ 784,376	\$ 4,517,200	\$ 4,487,200	\$ 3,609,610	(20.09)
<b>TOTAL EXPENSES</b>	<b>\$ 6,105,832</b>	<b>\$ 7,921,399</b>	<b>\$ 3,480,938</b>	<b>\$ 11,226,074</b>	<b>\$ 11,130,016</b>	<b>\$ 9,093,144</b>	<b>(19.00) %</b>
<b>INCREASE/(DECREASE)</b>	<b>\$ 1,234,183</b>	<b>\$ 356,835</b>	<b>\$ (214,725)</b>	<b>\$ (3,295,644)</b>	<b>\$ (2,989,526)</b>	<b>\$ 871,296</b>	
PROJECTED ENDING BALANCE *						\$ 878,577	

**FUND BALANCE PERCENTAGE TO PROJECTED EXPENDITURES**

\* = Fund balance calculation does not include capital street projects totaling: \$ 3,609,610

16.02% \*

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND #204 STREET MAINTENANCE**

<u>DESCRIPTION</u>	<u>2017 ACTUAL</u>	<u>2018 ACTUAL</u>	<u>2019 YTD 6/19</u>	<u>2019 APPROVED</u>	<u>2019 ESTIMATED</u>	<u>2020 PROPOSED</u>	<u>19-20% CHANGE</u>
PROJECTED FUND BALANCE						\$ 246	
02 INTERGOVERNMENTAL REVENUE	\$ 2,989,377	\$ 3,146,212	\$ 1,098,358	\$ -	\$ 2,086,000	\$ 2,086,000	84.76%
04 SERVICES	\$ 79,399	\$ 117,806	\$ 44,114	\$ 115,000	\$ 115,000	\$ 115,000	0.00%
06 MISC. REVENUES	\$ 169,373	\$ 32,961	\$ 766	\$ 7,000	\$ 7,000	\$ 7,000	0.00%
<b>TOTAL REVENUE</b>	<b>\$ 3,238,149</b>	<b>\$ 3,296,979</b>	<b>\$ 1,143,238</b>	<b>\$ 2,208,000</b>	<b>\$ 2,208,000</b>	<b>\$ 3,976,100</b>	<b>80.08%</b>
DEPARTMENTAL EXPENSES							
3320-STREET MAINTENANCE	\$ 256,316	\$ 244,350	\$ 167,286	\$ 375,681	\$ 370,681	\$ 275,681	(26.62%)
3330-ANNUAL PAVING	\$ 1,002,691	\$ 972,314	\$ 10,653	\$ 1,050,900	\$ 1,010,900	\$ 375,900	(64.23%)
3340-SNOW AND ICE CONTROL	\$ 174,552	\$ 341,286	\$ 496,800	\$ 581,411	\$ 581,411	\$ 581,411	0.00%
5100-CAPITAL	\$ 1,640,220	\$ 2,155,605	\$ 121,762	\$ 480,000	\$ 430,000	\$ 2,695,897	461.65%
<b>TOTAL EXPENSES</b>	<b>\$ 3,073,779</b>	<b>\$ 3,713,555</b>	<b>\$ 796,501</b>	<b>\$ 2,487,992</b>	<b>\$ 2,392,992</b>	<b>\$ 3,928,889</b>	<b>57.91%</b>
<b>INCREASE/(DECREASE)</b>	<b>\$ 164,370</b>	<b>\$ (416,576)</b>	<b>\$ 346,738</b>	<b>\$ (279,992)</b>	<b>\$ (184,992)</b>	<b>\$ 47,211</b>	

PROJECTED ENDING BALANCE

\$ 47,457

FUND BALANCE PERCENTAGE TO PROJECTED EXPENDITURES

1.76%

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 205 - STATE HIGHWAY FUND**

<u>DESCRIPTION</u>	<u>2017 ACTUAL</u>	<u>2018 ACTUAL</u>	<u>2019 YTD 6/19</u>	<u>2019 APPROVED</u>	<u>2019 ESTIMATED</u>	<u>2020 PROPOSED</u>	<u>19-20% CHANGE</u>
PROJECTED FUND BALANCE						\$ 60,929	
02 INTERGOVERNMENTAL	\$ 153,782	\$ 153,463	\$ 74,196	\$ 148,000	\$ 148,000	\$ 235,522	59.14%
06 MISC. REVENUE	\$ 1,516	\$ 2,929	\$ 982	\$ 1,600	\$ 1,600	\$ 1,600	0.00%
TOTAL REVENUE	\$ 155,298	\$ 156,392	\$ 75,177	\$ 149,600	\$ 149,600	\$ 237,122	58.50%
DEPARTMENTAL EXPENSES							
1110 - STATE HIGHWAY FUND	\$ 129,598	\$ 129,297	\$ 20,551	\$ 200,137	\$ 200,137	\$ 178,580	(10.77%)
5100 - CAPITAL	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	0.00%
TOTAL EXPENSES	\$ 179,598	\$ 129,297	\$ 20,551	\$ 200,137	\$ 200,137	\$ 278,580	39.20%
INCREASE/(DECREASE)	\$ (24,300)	\$ 27,095	\$ 54,627	\$ (50,537)	\$ (50,537)	\$ (41,458)	
PROJECTED ENDING BALANCE						\$ 19,471	
FUND BALANCE PERCENTAGE TO PROJECTED EXPENDITURES						6.99%	



**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 223 - LAW ENFORCEMENT**

DESCRIPTION	2017 ACTUAL	2018 ACTUAL	2019 6/19	2019 APPROVED	2019 ESTIMATED	2020 PROPOSED	19-20% CHANGE
PROJECTED FUND BALANCE						\$ 143,484	
RESTITUTIONS	\$ 6,975	\$ 13,444	\$ 4,930	\$ 6,000	\$ 6,000	\$ 6,000	0.0%
SALE OF ASSETS	\$ 778	\$ 5,203	\$ 1,096	\$ 2,000	\$ 2,000	\$ 2,000	0.0%
TOTAL REVENUE	\$ 7,754	\$ 18,647	\$ 6,025	\$ 8,000	\$ 8,000	\$ 8,000	0.0%
DEPARTMENTAL EXPENSES							
CONTRACTUAL	\$ 17,685	\$ 18,058	\$ 23,097	\$ 38,200	\$ 38,200	\$ 38,200	0.0%
TOTAL EXPENSES	\$ 17,685	\$ 18,058	\$ 23,097	\$ 38,200	\$ 38,200	\$ 38,200	0.0%
INCREASE/(DECREASE)	\$ (9,931)	\$ 589	\$ (17,072)	\$ (30,200)	\$ (30,200)	\$ (30,200)	
PROJECTED FUND BALANCE						\$ 113,284	

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 234 YOUTH ACTIVITIES FUND**

<b>DESCRIPTION</b>	<b>2017 ACTUAL</b>	<b>2018 ACTUAL</b>	<b>2019 YTD 6/19</b>	<b>2019 APPROVED</b>	<b>2019 ESTIMATED</b>	<b>2020 PROPOSED</b>	<b>19-20% CHANGE</b>
PROJECTED FUND BALANCE							
06 MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
TOTAL REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
DEPARTMENTAL EXPENSES							
3930 - YOUTH COUNCIL	\$ 465	\$ 605	\$ 2,288	\$ 2,288	\$ 2,288	\$ -	(100.00%)
TOTAL EXPENSES	\$ 465	\$ 605	\$ 2,288	\$ 2,288	\$ 2,288	\$ -	0.00%
INCREASE/(DECREASE)	\$ (465)	\$ (605)	\$ (2,288)	\$ (2,288)	\$ (2,288)	\$ -	
PROJECTED ENDING BALANCE						\$ -	

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 245 - POLICE GRANTS FUND**

DESCRIPTION	2017 ACTUAL	2018 ACTUAL	2019 YTD 6/19	2019 APPROVED	2019 ESTIMATED	2020 PROPOSED	19-20% CHANGE
PROJECTED FUND BALANCE							
POLICE GRANTS	\$ 509	\$ 36,739	\$ 14,716	\$ 44,468	\$ 44,468	\$ 44,468	0.0%
TOTAL REVENUE	\$ 509	\$ 36,739	\$ 14,716	\$ 44,468	\$ 44,468	\$ 44,468	0.0%
DEPARTMENTAL EXPENSES							
PERSONNEL	\$ 489	\$ 35,304	\$ 17,146	\$ 41,289	\$ 41,289	\$ 41,289	0.0%
COMMODITIES	\$ 20	\$ 1,436	\$ 711	\$ 1,679	\$ 1,679	\$ 1,679	0.0%
CONTRACTUAL	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	0.0%
TOTAL EXPENSES	\$ 509	\$ 36,739	\$ 17,857	\$ 44,468	\$ 44,468	\$ 44,468	0.0%
INCREASE/(DECREASE)	\$ -	\$ (0)	\$ (3,141)	\$ (0)	\$ -	\$ (0)	
PROJECTED ENDING BALANCE							0.00

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 260 - STREET IMPROVEMENT LEVY FUND**

<b>DESCRIPTION</b>	<b>2017 ACTUAL</b>	<b>2018 ACTUAL</b>	<b>2019 YTD 6/19</b>	<b>2019 APPROVED</b>	<b>2019 ESTIMATED</b>	<b>2020 PROPOSED</b>	<b>19-20% CHANGE</b>
<b>PROJECTED FUND BALANCE</b>						\$ 7,428	
01 PROPERTY TAXES	\$ 2,654,292	\$ 2,666,416	\$ 1,395,703	\$ 2,536,390	\$ 2,636,390	\$ 2,536,390	0.00%
03 INTERGOVERNMENTAL	\$ 951,367	\$ 433,020	\$ 295,287	\$ 63,700	\$ 63,700	\$ 3,276,890	5044.25%
06 MISC REVENUE	\$ 26,715	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
<b>TOTAL REVENUE</b>	\$ 3,632,374	\$ 3,099,437	\$ 1,690,990	\$ 2,600,090	\$ 2,700,090	\$ 5,813,280	123.58%
<b>DEPARTMENTAL EXPENSES</b>							
3330-CONTRACTUAL	\$ 1,253,622	\$ 1,130,234	\$ 18,137	\$ 1,347,158	\$ 1,072,158	\$ 1,360,193	0.97%
5100-CAPITAL IMPROVEMENTS	\$ 1,823,927	\$ 1,435,565	\$ 494,767	\$ 1,500,000	\$ 1,500,000	\$ 4,238,190	182.55%
<b>TOTAL EXPENSES</b>	\$ 3,087,549	\$ 2,565,799	\$ 512,904	\$ 2,847,158	\$ 2,572,158	\$ 5,598,383	96.63%
<b>INCREASE/(DECREASE)</b>	<b>\$ 544,825</b>	<b>\$ 533,638</b>	<b>\$ 1,178,086</b>	<b>\$ (247,068)</b>	<b>\$ 127,932</b>	<b>\$ 214,897</b>	

**PROJECTED ENDING BALANCE**

**\$ 222,325**

**FUND BALANCE PERCENTAGE TO PROJECTED EXPENDITURES**

**3.97%**

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 279 - PARK LEVY FUND**

<u>DESCRIPTION</u>	<u>2017 ACTUAL</u>	<u>2018 ACTUAL</u>	<u>2019 YTD 6/19</u>	<u>2019 APPROVED</u>	<u>2019 ESTIMATED</u>	<u>2020 PROPOSED</u>	<u>19-20 % CHANGE</u>
PROJECTED FUND BALANCE						\$ 609,910	
01 PROPERTY AND MUN TAXES	\$ 1,194,429	\$ 1,199,888	\$ 632,607	\$ 1,156,490	\$ 1,156,490	\$ 1,526,223	31.97
03 INTERGOVERNMENTAL REVENUE	\$ 230,867	\$ 254,511	\$ 126,781	\$ 243,349	\$ 243,349	\$ 245,709	0.97
04 SERVICES	\$ 378,472	\$ 536,302	\$ 236,485	\$ 470,910	\$ 470,910	\$ 470,910	0.00
06 MISC. REVENUES	\$ 50,234	\$ 49,200	\$ 33,130	\$ 37,300	\$ 37,300	\$ 37,300	0.00
07 SALE OF NOTES	\$ 1,900,000	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
08 INTERFUND TRANSFERS	\$ 240,000	\$ 240,000	\$ 120,000	\$ 240,000	\$ 240,000	\$ 240,000	0.00
<b>TOTAL REVENUE</b>	<b>\$ 3,994,002</b>	<b>\$ 2,279,901</b>	<b>\$ 1,149,003</b>	<b>\$ 2,148,049</b>	<b>\$ 2,148,049</b>	<b>\$ 2,520,142</b>	<b>17.32 %</b>
DEPARTMENTAL EXPENSES							
3720-PARKS MAINTENANCE	\$ 898,251	\$ 1,026,034	\$ 489,117	\$ 1,106,983	\$ 1,106,983	\$ 1,112,966	0.54
3729-ROTARY PARK	\$ 305,502	\$ 323,219	\$ 98,609	\$ 283,722	\$ 283,722	\$ 210,920	(25.66)
3810-RECREATIONAL PROGRAMS	\$ 127,959	\$ 146,367	\$ 92,688	\$ 226,030	\$ 226,030	\$ 221,559	(1.98)
3852-SENIOR ADULT SERVICES	\$ 407,636	\$ 479,943	\$ 198,176	\$ 486,931	\$ 486,934	\$ 484,269	(0.55)
5100-COST OF DEBT INSTRUMENTS	\$ 1,526,116	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
7200-CAPITAL IMPROVEMENTS	\$ 1,738,133	\$ 466,382	\$ 201,744	\$ 416,306	\$ 416,380	\$ 225,000	(45.95)
7300-TRANSFERS OUT	\$ 23,283	\$ 127,150	\$ 62,975	\$ 125,950	\$ 125,950	\$ 125,950	-
<b>TOTAL EXPENSES</b>	<b>\$ 5,026,880</b>	<b>\$ 2,569,095</b>	<b>\$ 1,143,309</b>	<b>\$ 2,645,923</b>	<b>\$ 2,645,999</b>	<b>\$ 2,380,664</b>	<b>(10.03) %</b>
<b>INCREASE/(DECREASE)</b>	<b>\$ (1,032,878)</b>	<b>\$ (289,194)</b>	<b>\$ 5,694</b>	<b>\$ (497,874)</b>	<b>\$ (497,950)</b>	<b>\$ 139,479</b>	
PROJECTED ENDING FUND BALANCE						\$ 749,389	
<b>FUND BALANCE PERCENTAGE TO PROJECTED EXPENDITURES</b>						<b>31.48%</b>	

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 300 - DEBT SERVICE**

<b>DESCRIPTION</b>	<b>2017 ACTUAL</b>	<b>2018 ACTUAL</b>	<b>2019 YTD 6/19</b>	<b>2019 APPROVED</b>	<b>2019 ESTIMATED</b>	<b>2020 PROPOSED</b>	<b>19-20% CHANGE</b>
<b>PROJECTED FUND BALANCE</b>				\$ -	\$ 15,655	\$ 42,857	
01 SPECIAL ASSESSMENT TAXES	\$ 400,138	\$ 397,590	\$ 206,366	\$ 413,565	\$ 413,565	\$ 413,565	0.00%
08 TRANSFERS	\$ 96,530	\$ 205,791	\$ 78,481	\$ 156,962	\$ 156,962	\$ 156,962	0.00%
<b>TOTAL REVENUE</b>	\$ 496,668	\$ 603,381	\$ 284,847	\$ 570,527	\$ 570,527	\$ 570,527	0.00%
<b>FUND 300 - DEPARTMENTAL EXPENSES</b>							
1990- AUDITORS FEES ASSESSMENTS	\$ 11,195	\$ 10,686	\$ 5,241	\$ 11,100	\$ 11,100	\$ 11,100	0.00%
4201- VARIOUS PURPOSE BONDS (2001)	\$ 25,593	\$ 24,613	\$ 1,794	\$ 23,588	\$ 23,588	\$ 23,588	0.00%
4203- KONTAGIONNIS HILLS BONDS (2003)	\$ 90,389	\$ 91,000	\$ 7,250	\$ 89,500	\$ 89,500	\$ 89,500	0.00%
4204- SENIOR CENTER BONDS	\$ 43,423	\$ 46,823	\$ -	\$ -	\$ -	\$ -	0.00%
4298- VARIOUS PURPOSE BONDS (2009)	\$ 86,394	\$ 79,250	\$ 13,625	\$ 77,250	\$ 77,250	\$ 77,250	0.00%
4299- VARIOUS PURPOSE BONDS (1999)	\$ 11,710	\$ 11,140	\$ 285	\$ 11,140	\$ 11,140	\$ 11,140	0.00%
4301- PENTAGON BLVD BOND (2009)	\$ 195,976	\$ 200,156	\$ 97,299	\$ 193,820	\$ 193,820	\$ 193,820	0.00%
4304- LOFINO PLAZA GO BOND (2017)	\$ 23,283	\$ 127,150	\$ 32,975	\$ 125,950	\$ 125,950	\$ 125,950	0.00%
4305- TRADITIONS BOND (2017)	\$ -	\$ -	\$ 6,762	\$ 16,592	\$ 16,592	\$ 16,592	100.00%
<b>TOTAL EXPENSES</b>	\$ 487,953	\$ 590,818	\$ 165,231	\$ 548,940	\$ 548,940	\$ 548,940	0.00%
<b>INCREASE/(DECREASE)</b>	\$ 8,706	\$ 12,563	\$ 119,615	\$ 21,587	\$ 21,587	\$ 21,587	
<b>PROJECTED ENDING BALANCE</b>						\$ 64,444	



**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 310 VOTED DEBT SERVICE**

<b>DESCRIPTION</b>	<b>2017 ACTUAL</b>	<b>2018 ACTUAL</b>	<b>2019 YTD 6/19</b>	<b>2019 APPROVED</b>	<b>2019 ESTIMATED</b>	<b>2020 PROPOSED</b>	<b>19-20% CHANGE</b>
<b>PROJECTED FUND BALANCE</b>						\$ 118,931	
01 PROPERTY TAXES	\$ 374,950	\$ 365,853	\$ 191,543	\$ 400,440	\$ 400,440	\$ 400,440	0.00%
03 INTERGOVERNMENTAL REVENUES	\$ 42,648	\$ 41,677	\$ 20,855	\$ 40,300	\$ 40,300	\$ 40,300	0.00%
<b>TOTAL REVENUE</b>	<b>\$ 417,598</b>	<b>\$ 407,531</b>	<b>\$ 212,397</b>	<b>\$ 440,740</b>	<b>\$ 440,740</b>	<b>\$ 440,740</b>	<b>0.00%</b>
1990-FEES	\$ 2,153	\$ 1,941	\$ 2,061	\$ 2,511	\$ 2,511	\$ 2,511	0.00%
4200-MAINTENANCE FACILITY BONDS	\$ 421,600	\$ 427,000	\$ 37,625	\$ 425,250	\$ 425,250	\$ 425,250	0.00%
<b>TOTAL EXPENSES</b>	<b>\$ 423,753</b>	<b>\$ 428,941</b>	<b>\$ 39,686</b>	<b>\$ 427,761</b>	<b>\$ 427,761</b>	<b>\$ 427,761</b>	<b>0.00%</b>
<b>INCREASE/(DECREASE)</b>	<b>\$ (6,155)</b>	<b>\$ (21,410)</b>	<b>\$ 172,712</b>	<b>\$ 12,979</b>	<b>\$ 12,979</b>	<b>\$ 12,979</b>	
<b>PROJECTED ENDING BALANCE</b>						\$ 131,911	

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 320 GREENE TOWNE CENTER ASSESSMENT FUND**

DESCRIPTION	2017 ACTUAL	2018 ACTUAL	2019 YTD 6/19	2019 APPROVED	2019 ESTIMATED	2020 PROPOSED	19-20% CHANGE
PROJECTED FUND BALANCE							
01 ASSESSMENTS	\$ 1,084,075	\$ 1,099,535	\$ 545,690	\$ 1,109,534	\$ 1,109,534	\$ 1,109,534	0.00%
TOTAL REVENUE	\$ 1,084,075	\$ 1,099,535	\$ 545,690	\$ 1,109,534	\$ 1,109,534	\$ 1,109,534	0.00%
4200 - GREENE TOWNE CENTER - PHASE I	\$ 457,472	\$ 468,256	\$ 233,172	\$ 473,256	\$ 473,256	\$ 473,256	0.00%
4300 - GREENE TOWNE CENTER - PHASE II	\$ 626,604	\$ 631,280	\$ 312,518	\$ 636,278	\$ 636,278	\$ 636,278	0.00%
TOTAL EXPENSES	\$ 1,084,075	\$ 1,099,537	\$ 545,690	\$ 1,109,534	\$ 1,109,534	\$ 1,109,534	0.00%
INCREASE/(DECREASE)	\$0	(\$2)	\$0	\$0	\$0	\$0	
PROJECTED ENDING BALANCE							
						\$ -	

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 408 - STREET CAPITAL IMPROVEMENT FUND**

DESCRIPTION	2017 ACTUAL	2018 ACTUAL	2019 YTD 6/19	2019 APPROVED	2019 ESTIMATED	2020 PROPOSED	19-20% CHANGE
PROJECTED FUND BALANCE						\$ 149	
02 LICENSES/FINES	\$ 360,161	\$ 368,936	\$ 180,230	\$ 346,000	\$ 376,000	\$ 369,000	6.65%
03 INTERGOVERNMENTAL	\$ 216,198	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
<b>TOTAL REVENUE</b>	<b>\$ 576,359</b>	<b>\$ 368,936</b>	<b>\$ 180,230</b>	<b>\$ 346,000</b>	<b>\$ 376,000</b>	<b>\$ 369,000</b>	<b>6.65%</b>
DEPARTMENTAL EXPENSES							
3110-CAPITAL OUTLAY	\$ 2,540	\$ 2,540	\$ -	\$ 2,540	\$ 2,540	\$ 2,540	0.00%
5100-CAPITAL IMPROVEMENTS	\$ 588,185	\$ 445,163	\$ 13,183	\$ 400,000	\$ 394,500	\$ 300,000	(25.00%)
7300-TRANSFERS OUT	\$ 29,825	\$ 31,818	\$ 15,506	\$ 31,012	\$ 31,012	\$ 31,012	0.00%
<b>TOTAL EXPENSES</b>	<b>\$ 600,550</b>	<b>\$ 479,521</b>	<b>\$ 28,689</b>	<b>\$ 433,552</b>	<b>\$ 428,052</b>	<b>\$ 333,552</b>	<b>(23.07%)</b>
<b>INCREASE/(DECREASE)</b>	<b>\$ (24,191)</b>	<b>\$ (110,585)</b>	<b>\$ 151,542</b>	<b>\$ (87,552)</b>	<b>\$ (52,052)</b>	<b>\$ 35,448</b>	

PROJECTED ENDING BALANCE

\$ 35,597

FUND BALANCE PERCENTAGE TO PROJECTED EXPENDITURES

10.67%

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 449 MINOR SPECIAL ASSESSMENT DISTRICT**

<b>DESCRIPTION</b>	<b>2017 ACTUAL</b>	<b>2018 ACTUAL</b>	<b>2019 YTD 6/19</b>	<b>2019 APPROVED</b>	<b>2019 ESTIMATED</b>	<b>2020 PROPOSED</b>	<b>19-20% CHANGE</b>
PROJECTED FUND BALANCE						\$ 156,427	
REVENUE							
49 OTHER REVENUE	\$ 331,689	\$ 236,320	\$ 3,218	\$ 6,771	\$ 6,771	\$ 6,771	0.00%
TOTAL REVENUE	\$ 331,689	\$ 236,320	\$ 3,218	\$ 6,771	\$ 6,771	\$ 6,771	0.00%
DEPARTMENTAL EXPENSES							
1990 - CONTRACTUAL	\$ 331,250	\$ 337,222	\$ 234	\$ 526	\$ 526	\$ 526	0.00%
5100 - CAPITAL	\$ 3,505	\$ 78,683	\$ 22,724	\$ -	\$ -	\$ -	0.00%
TOTAL EXPENSES	\$ 334,755	\$ 415,905	\$ 22,958	\$ 526	\$ 526	\$ 526	0.00%
INCREASE/(DECREASE)	\$ (3,067)	\$ (179,585)	\$ (19,740)	\$ 6,245	\$ 6,245	\$ 6,245	
PROJECTED FUND BALANCE						\$ 162,672	

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 572 GOLF COURSE FUND**

<b>DESCRIPTION</b>	<b>2017 ACTUAL</b>	<b>2018 ACTUAL</b>	<b>2019 YTD 6/19</b>	<b>2019 APPROVED</b>	<b>2019 ESTIMATED</b>	<b>2020 PROPOSED</b>	<b>19-20% CHANGE</b>
<b>PROJECTED FUND BALANCE</b>						\$0	
01 GOLF COURSE FEES	\$ 850,408	\$ 819,550	\$ 291,225	\$ 818,500	\$ 818,500	\$ 818,500	0.00%
02 FOOD & BEVERAGE REV.	\$ 446,796	\$ 478,370	\$ 168,774	\$ 452,000	\$ 452,000	\$ 452,000	0.00%
06 MISC. REVENUES	\$ 30,993	\$ 449,969	\$ 1,456	\$ 9,350	\$ 9,453	\$ 9,350	0.00%
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 1,328,198</b>	<b>\$ 1,747,889</b>	<b>\$ 461,455</b>	<b>\$ 1,279,850</b>	<b>\$ 1,279,953</b>	<b>\$ 1,279,850</b>	<b>0.00%</b>
<b>OPERATING EXPENSES</b>							
4720-GOLF COURSE OPERATIONS	\$ 668,745	\$ 1,120,611	\$ 319,498	\$ 667,733	\$ 667,734	\$ 685,036	4.09%
4730-GOLF COURSE FOOD AND BEV	\$ 507,364	\$ 623,993	\$ 285,685	\$ 417,426	\$ 417,427	\$ 499,175	19.58%
4740-GOLF COURSE MAINTENANCE	\$ 504,211	\$ 502,804	\$ 287,704	\$ 506,130	\$ 506,130	\$ 522,477	3.23%
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 1,680,319</b>	<b>\$ 2,247,407</b>	<b>\$ 892,886</b>	<b>\$ 1,591,288</b>	<b>\$ 1,591,290</b>	<b>\$ 1,716,688</b>	<b>7.88%</b>
<b>PROJECTED OPERATING PROFIT OR (LOSS)</b>	<b>\$ (352,122)</b>	<b>\$ (499,518)</b>	<b>\$ (431,431)</b>	<b>\$ (311,438)</b>	<b>\$ (311,337)</b>	<b>\$ (436,838)</b>	<b>40.26%</b>
<b>CAPITAL AND DEBT COSTS</b>							
5000-GOLF COURSE CAPITAL	\$ 158,601	\$ 176,165	\$ 5,508	\$ 26,000	\$ 26,000	\$ 150,000	476.92%
4272-GOLF COURSE BONDS	\$ 916,579	\$ 920,731	\$ 857,053	\$ 924,106	\$ 924,106	\$ 924,106	0.00%
<b>TOTAL CAPITAL AND DEBT COSTS</b>	<b>\$ 1,075,180</b>	<b>\$ 1,096,896</b>	<b>\$ 862,561</b>	<b>\$ 950,106</b>	<b>\$ 950,106</b>	<b>\$ 1,074,106</b>	<b>13.05%</b>
<b>TRANSFER IN FROM GENERAL FUND</b>	<b>\$ 1,372,951</b>	<b>\$ 2,440,414</b>	<b>\$ 770,953</b>	<b>\$ 1,391,735</b>	<b>\$ 1,391,735</b>	<b>\$ 1,510,944</b>	<b>8.57%</b>
<b>ADVANCE OUT TO THE GENERAL FUND</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 964,386</b>	<b>\$ 964,386</b>	<b>\$ 964,386</b>	<b>\$ -</b>	<b>(100.00%)</b>
<b>INCREASE/(DECREASE)</b>	<b>\$ (54,351)</b>	<b>\$ 844,000</b>	<b>\$ (523,040)</b>	<b>\$ (834,195)</b>	<b>\$ (834,094)</b>	<b>\$ (0)</b>	
<b>PROJECTED ENDING FUND BALANCE</b>						\$0	

**CITY OF BEAVERCREEK**  
**FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 601 - GREENE TOWNE CENTER - TIF**

DESCRIPTION	2017 ACTUAL	2018 ACTUAL	2019 YTD 6/19	2019 APPROVED	2019 ESTIMATED	2020 PROPOSED	19-20% CHANGE
PROJECTED FUND BALANCE						\$ -	
TAX INCREMENT FINANCING (TIF)	\$ 285,155	\$ 290,066	\$ 169,894	\$ 325,000	\$ 325,000	\$ 325,000	0.00%
TOTAL REVENUE	\$ 285,155	\$ 290,066	\$ 169,894	\$ 325,000	\$ 325,000	\$ 325,000	0.00%
DEPARTMENTAL EXPENSES							
1990 CONTRACTUAL	\$ 285,155	\$ 290,066	\$ 169,894	\$ 325,000	\$ 325,000	\$ 325,000	0.00%
TOTAL EXPENSES	\$ 285,155	\$ 290,066	\$ 169,894	\$ 325,000	\$ 325,000	\$ 325,000	0.00%
INCREASE/(DECREASE)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
PROJECTED FUND BALANCE						\$ -	



**CITY OF BEAVERCREEK**  
**FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 620 - ENERGY SPECIAL IMPROVEMENT DISTRICT**

DESCRIPTION	2017 ACTUAL	2018 ACTUAL	2019 YTD 6/19	2019 APPROVED	2019 ESTIMATED	2020 PROPOSED	19-20% CHANGE
PROJECTED FUND BALANCE						\$ -	
01 - PROPERTY TAX ASSESSMENTS	\$ -	\$ -	\$ 188,706	\$ 371,363	\$ 377,412	\$ 371,363	0.00%
TOTAL REVENUE	\$ -	\$ -	\$ 188,706	\$ 371,363	\$ 377,412	\$ 371,363	0.00%
DEPARTMENTAL EXPENSES							
1990 CONTRACTUAL	\$ -	\$ -	\$ 188,706	\$ 371,363	\$ 377,412	\$ 371,363	0.00%
TOTAL EXPENSES	\$ -	\$ -	\$ 188,706	\$ 371,363	\$ 377,412	\$ 371,363	0.00%
INCREASE/(DECREASE)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
PROJECTED FUND BALANCE						\$ -	

**FUND # 712 COMMITTED PARK**  
**MONIES FUND SUMMARY**

DESCRIPTION	2017	2018	2019 YTD	2019	2019	2020	19-20%
	ACTUAL	ACTUAL	6/19	APPROVED	ESTIMATED	PROPOSED	CHANGE
PROJECTED FUND BALANCE						\$ 510,109	
LICENSES/FINES	\$ 963	\$ 69,175	\$ 18,403	\$ 10,000	\$ 10,000	\$ 10,000	0.00%
SALVAGE AND SCRAP	\$ 63	-	-	\$ 100	\$ 100	\$ 100	0.00%
MISCELLANEOUS	\$ 2,662	\$ 1,825	-	\$ 3,500	\$ 3,500	\$ 3,500	0.00%
TOTAL REVENUE	\$ 3,688	\$ 71,000	\$ 18,403	\$ 13,600	\$ 13,600	\$ 13,600	0.00%
DEPARTMENTAL EXPENSES							
3085 - TAXES AND ASSESSMENTS	\$ 436	\$ 373	\$ 360	\$ 440	\$ 440	\$ 440	0.00%
TOTAL EXPENSES	\$ 436	\$ 373	\$ 360	\$ 440	\$ 440	\$ 440	0.00%
INCREASE/(DECREASE)	\$ 3,252	\$ 70,627	\$ 18,043	\$ 13,160	\$ 13,160	\$ 13,160	
PROJECTED ENDING BALANCE						\$ 523,269	

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 750 - MISC. TRUST FUND**

<b>DESCRIPTION</b>	<b>2017 ACTUAL</b>	<b>2018 ACTUAL</b>	<b>2019 YTD 6/19</b>	<b>2019 APPROVED</b>	<b>2019 ESTIMATED</b>	<b>2020 PROPOSED</b>	<b>19 - 20% CHANGE</b>
<b>PROJECTED FUND BALANCE</b>						\$ 14,218	
03 INTERGOVERNMENTAL	\$ 1,600	\$ 54,802	\$ -	\$ -	\$ -	\$ -	0.00%
06 MISC. REVENUES	\$ 18,531	\$ 11,142	\$ 12,228	\$ 43,200	\$ 43,200	\$ 43,200	0.00%
08 TRANSFER	\$ 3,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	0.00%
<b>TOTAL REVENUE</b>	\$ 23,131	\$ 67,944	\$ 14,228	\$ 45,200	\$ 45,200	\$ 45,200	0.00%
<b>DEPARTMENTAL EXPENSES</b>							
1250 - HUMAN RESOURCES	\$ 3,026	\$ 5,444	\$ 420	\$ 2,000	\$ 2,000	\$ 2,000	0.00%
2233- POLICE COMMUNITY RELATIONS	\$ 6,749	\$ 6,780	\$ 1,132	\$ 10,000	\$ 10,000	\$ 10,000	0.00%
2234 - SAFETY TOWN	\$ -	\$ -	\$ 3,056	\$ 25,000	\$ 25,000	\$ 25,000	0.00%
3720 - VARIOUS PARKS	\$ 3,034	\$ 1,500	\$ 850	\$ 6,500	\$ 6,500	\$ 6,500	0.00%
3850 - SENIOR CENTER CAPITAL	\$ -	\$ 70,503	\$ 9,867	\$ -	\$ -	\$ -	0.00%
<b>TOTAL EXPENSES</b>	\$ 12,809	\$ 84,227	\$ 15,325	\$ 43,500	\$ 43,500	\$ 43,500	0.00%
<b>INCREASE/(DECREASE)</b>	\$ 10,322	\$ (16,283)	\$ (1,097)	\$ 1,700	\$ 1,700	\$ 1,700	
<b>PROJECTED FUND BALANCE</b>						\$ 15,918	

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 771 DISTRICT 1 TRAFFIC IMPACT FUND**

DESCRIPTION	2017 ACTUAL	2018 ACTUAL	2019 YTD 6/19	2019 APPROVED	2019 ESTIMATED	2020 PROPOSED	19-20% CHANGE
PROJECTED FUND BALANCE						\$ 503,074	
44 FINES / FEES	\$ 89,614	\$ 433,853	\$ 34,188	\$ 78,800	\$ 78,800	\$ 78,800	0.00%
TOTAL REVENUE	\$ 89,614	\$ 433,853	\$ 34,188	\$ 78,800	\$ 78,800	\$ 78,800	0.00%
DEPARTMENTAL EXPENSES							
5600- TRANS. IMPROVEMENTS	\$ 8,494	\$ -	\$ 250,000	\$ -	\$ -	\$ -	0.00%
7400- ADVANCE OUT	\$ 20,814	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
TOTAL EXPENSES	\$ 8,494	\$ -	\$ 250,000	\$ -	\$ -	\$ -	0.00%
INCREASE/(DECREASE)	\$ 81,121	\$ 433,853	\$ (215,812)	\$ 78,800	\$ 78,800	\$ 78,800	
PROJECTED FUND BALANCE						\$ 581,874	

**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET**

**FUND # 816 CEMETERY BEQUEST FUND**

		<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2019</u>	<u>2019</u>	<u>2019</u>	<u>2020</u>	<u>19-20%</u>
	<u>DESCRIPTION</u>	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>6/19</u>	<u>APPROVED</u>	<u>ESTIMATED</u>	<u>PROPOSED</u>	<u>CHANGE</u>	
	PROJECTED FUND BALANCE						\$ 213,487		
04	CHARGES FOR SERVICES	\$ 21,892	\$ 33,489	\$ 24,433	\$ 21,000	\$ 21,000	\$ 21,000		0.00%
06	MISCELLANEOUS	\$ 1,042	\$ 2,805	\$ 1,373	\$ 1,750	\$ 1,750	\$ 1,750		0.00%
	TOTAL REVENUE	\$ 22,935	\$ 36,294	\$ 25,805	\$ 22,750	\$ 22,750	\$ 22,750		0.00%
	DEPARTMENTAL EXPENSES								
4921	OTHER SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		0.00%
	TOTAL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		0.00%
	INCREASE/(DECREASE)	\$ 22,935	\$ 36,294	\$ 25,805	\$ 22,750	\$ 22,750	\$ 22,750		0.00%
	PROJECTED FUND BALANCE						\$ 236,237		

**FUND #917 CASH BOND FUND**

DESCRIPTION	2017	2018	2019 YTD	2019	2019	2020	19 - 20%
	ACTUAL	ACTUAL	6/19	APPROVED	ESTIMATED	PROPOSED	CHANGE
PROJECTED FUND BALANCE							
						\$ 388,851	
01 FEES, LICENSES, PERMITS	\$ 44,200	\$ 86,285	\$ 17,489	\$ 25,000	\$ 25,000	\$ 25,000	0.00%
02 INTERGOVERNMENTAL REVENUE	\$ 8,207	\$ 113,599	\$ 122,199	\$ 186,500	\$ 186,500	\$ 186,500	0.00%
04 SERVICES	\$ 2,000	\$ 6,500	\$ 2,500	\$ 12,000	\$ 12,000	\$ 12,000	100.00%
TOTAL REVENUE	\$ 54,407	\$ 206,384	\$ 142,189	\$ 223,500	\$ 223,500	\$ 223,500	0.00%
DEPARTMENTAL EXPENSES							
BONDS REFUNDS	\$ 144,934	\$ 79,578	\$ 102,490	\$ 239,000	\$ 239,000	\$ 239,000	0.00%
TOTAL EXPENSES	\$ 144,934	\$ 79,578	\$ 102,490	\$ 239,000	\$ 239,000	\$ 239,000	0.00%
INCREASE/(DECREASE)	\$ (90,527)	\$ 126,806	\$ 39,699	\$ (15,500)	\$ (15,500)	\$ (15,500)	
PROJECTED ENDING BALANCE						\$ 373,351	



**CITY OF BEAVERCREEK  
FISCAL YEAR 2020 OPERATING BUDGET  
SPECIAL POLICE FUNDS**

	224 DRUG ENFORCEMENT	226 DUI ENFORCEMENT	227 DRUG OFFENSES	229 FEDERAL FORFEITURES	242 CRIME PREVENTION	TOTAL
Projected Beginning Fund Balance	\$ 22,476	\$ 20,685	\$ 4,329	\$ 148,314	\$ 409	\$ 196,213
Projected Revenue	\$ 1,500	\$ 2,000	\$ 1,500	\$ -	\$ -	\$ 5,000
Projected Expenditures	\$ 12,000	\$ 15,195	\$ -	\$ 15,000	\$ -	\$ 42,195
Projected Ending Fund Balance	\$ 11,976	\$ 7,490	\$ 5,829	\$ 133,314	\$ 409	\$ 159,018

**Fund Descriptions and Restrictions**

- 224 - Collected from drug related offenses generated by the Beavercreek PD, used to subsidize the City's drug law enforcement efforts.
- 226 - Proceeds from Municipal Court from DUI cases. Used to educate the public about laws governing operating a vehicle while under the influence.
- 227 - Sale of property forfeited or seized during drug cases. Used to support DARE programs or other programs designed to educate adults to the dangers of drugs.
- 229 - Proceeds from seizures under federal statutes and designated for specific law enforcement capital purposes.
- 242 - Funding to be used for special crime prevention programs

**2018 PROPOSED REVENUE**

- 224 - Drug Offense Fines 224-464100 \$1,500
- 226 - Section 4511 Fines 226-464300 \$2,000
- 227 - Drug Offense Forfeitures 227-464600 \$1,500

**2018 PROPOSED EXPENDITURES**

- 226 - OVI Enforcement & Check Point Overtime & Benefits: Overtime 226-52-2610 (1310 - \$10,000), Pension (1510 - \$1,950), Health (1610 - \$2,766) Dental (1615 - \$104), Medicare (1700 - \$145), Worker's Com (1900 - \$230)
- 224 - DARE 224-52-2230-2499 Misc. Operating Supplies - \$12,000
- 227 - Police Citizens Police Academy - Misc. Operating Supplies 227-52-2290-2499 - \$0 Moved to Policy Levy Fund 202-52-2290-2499
- 229 - City Contribution for RERT Debt Service Payment on new Bearcat

## **ORDINANCE NO. 19-11**

### **CITY OF BEAVERCREEK**

SPONSORED BY COUNCIL MEMBER LITTERAL ON THE 10<sup>TH</sup> DAY OF JUNE, 2019.

**AN ORDINANCE AMENDING THE CURRENT THOROUGHFARE PLAN, AS APPROVED BY RESOLUTION 82-3 AND AMENDED BY ORDINANCES 89-19, 93-61, 94-55 AND 12-22 AND THE APPROVED BIKEWAY PLAN, AS APPROVED BY RESOLUTION 99-12 AND AMENDED BY ORDINANCE 12-22, BE REPLACED WITH THE THOROUGHFARE PLAN 2019 UPDATE AS DESCRIBED IN "EXHIBIT A" DATED JUNE 4, 2019 (PC-19-3).**

Whereas, the City of Beavercreek Planning Commission has recommended adoption of the Thoroughfare Plan 2019 Update as stated in the attached Resolution.

WHEREAS, the City Council has voted to adopt the recommendation of the Planning Commission, this being a decision that requires approval by four members of Council.

NOW THEREFORE THE MUNICIPALITY OF BEAVERCREEK HEREBY ORDAINS:

#### **SECTION I**

That the current Thoroughfare Plan as amended should be replaced with the Thoroughfare Plan 2019 Update as described in Exhibit A dated June 4, 2019.

#### **SECTION II**

This Ordinance shall take effect from and after the earliest period allowed by law.

#### **SECTION III**

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED this 8<sup>th</sup> day of July, 2019.

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Bob Stone, Mayor

ATTEST:

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Dianne Miscisin, Clerk of Council

#### SUMMARY

This ordinance adopts a recommendation to replace the current Thoroughfare Plan Ordinance 12-22 with the Thoroughfare Plan 2019 Update.

This is not an emergency ordinance and will become effective 30 days after passage.

**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

<b>Meeting Date:</b> <u>July 8, 2019</u>	<b>Reference Topic:</b> OPWC Project Funding Application – County Line Road Widening
<b>Agenda Reference No.:</b> <u>X.B.</u>	<u>Resolution 19-38</u>

<b>ACTION REQUESTED</b>		
<input type="checkbox"/> Adopt Ordinance	<input checked="" type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Other _____

<b>RESPONSIBLE DEPARTMENT OR AGENCY</b>		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input checked="" type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Zoning
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

**BACKGROUND AND STAFF SUMMARY:**

The City recently received notice the Ohio Public Works Commission (OPWC) will be accepting new project funding applications until July 26<sup>th</sup>, 2019. In reviewing the City's infrastructure needs, funding availability, and project application preliminary scoring, it is recommended that an application be submitted for the County Line Road Widening Project (Willow Run Drive to Indian Ripple Road).

The County Line Road Widening Project is a joint effort with the City of Kettering and will improve this portion of County Line Road by widening the roadway from three lanes to five lanes to match the width of the pavement sections immediately to the north and south of the project. Additionally, the sidewalk along the east side of the roadway will be replaced with a bikeway along the west side and an asphalt overlay of the roadway. The estimated cost of this improvement is \$3.45 million with \$2.07 million in Federal monies already committed to the project. The grant funding request to OPWC would be for \$586,500. The City of Kettering is also planning on applying for OPWC funds to further reduce the project local share for both municipalities.

Kettering is currently in the process of purchasing the additional right-of-way needed to construct these improvements. The bidding of this project is currently planned for early in 2021, with construction planned to begin in the spring of 2021.

**STAFF RECOMMENDATION:**

It is therefore recommended that City Council approve the attached resolution so that these funding application may be submitted.

**CITY OF BEAVERCREEK  
RESOLUTION NO. 19-38**

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE 8<sup>TH</sup> DAY OF JULY,  
2019.

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AND FILE WITH THE DISTRICT 11 PUBLIC WORKS INTEGRATING COMMITTEE AN APPLICATION ON BEHALF OF THE CITY OF BEAVERCREEK FOR AID IN PARTLY FINANCING THE COST OF CAPITAL IMPROVEMENT PROJECTS PURSANT TO THE PROGRAMS ADMINISTERED BY THE OHIO PUBLIC WORKS COMMISSION, AS AMENDED; TO EXECUTE CONTRACT AGREEMENTS WITH THE STATE OF OHIO; AUTHORIZING THE CITY MANAGER TO PERFORM ALL ACTS AND EXECUTE ALL DOCUMENTS THEY CONSIDER NECESSARY TO FULFILL THE CITY OF BEAVERCREEK'S OBLIGATIONS UNDER SAID GRANT APPLICATIONS AND CORRESPONDING AGREEMENTS AND TO COMPLY WITH ALL RELEVANT LOCAL, STATE OR FEDERAL LEGAL REQUIREMENTS AND TO PROVIDE ASSURANCES AND ADDITIONAL INFORMATION AS REQUIRED BY THE OHIO PUBLIC WORKS COMMISSION.**

WHEREAS, the City of Beavercreek is applying for aid to partly finance the cost of Capital Improvement Projects pursuant to the programs administered by the Ohio Public Works Commission; and

WHEREAS, the Director of the Ohio Public Works Commission is authorized to assist in the financing of Capital Improvement Projects; and

WHEREAS, the contract for financial assistance will impose certain obligations upon the applicant, including the provision by it of the local share of the cost for Capital Improvement Projects.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERCREEK, OHIO, THAT:

**SECTION I.**

The City Manager is hereby authorized to execute and file an application on behalf of the City of Beavercreek with the District 11 Public Works Integrating Committee to partly finance the cost of Capital Improvement Projects pursuant to the various programs administered by the Ohio Public Works Commission, as amended;

## SECTION II.

The City Manager is authorized to execute contract agreements with the State of Ohio;

## SECTION III.

That the City Manager is authorized to perform all acts and execute all documents they consider necessary to fulfill the City of Beavercreek's obligations under said grant applications and corresponding agreements and to comply with all relevant local, state or federal legal requirements and to provide assurances and additional information as required by the Ohio Public Works Commission.

## SECTION IV.

This Resolution shall serve to authorize the transmittal and submittal of applications for the following transportation project:

1. County Line Road Widening Project (PID No. 103418).

## SECTION V.

It is hereby found and determined that all formal actions of the Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limiting to Section 121.22 of the Ohio Revised Code.

## SECTION VI.

This Resolution shall become effective immediately upon its passage.

THIS RESOLUTION IS ADOPTED BY THE Council of the City of Beavercreek, Ohio this 8<sup>th</sup> day of July, 2019.

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Bob Stone, Mayor

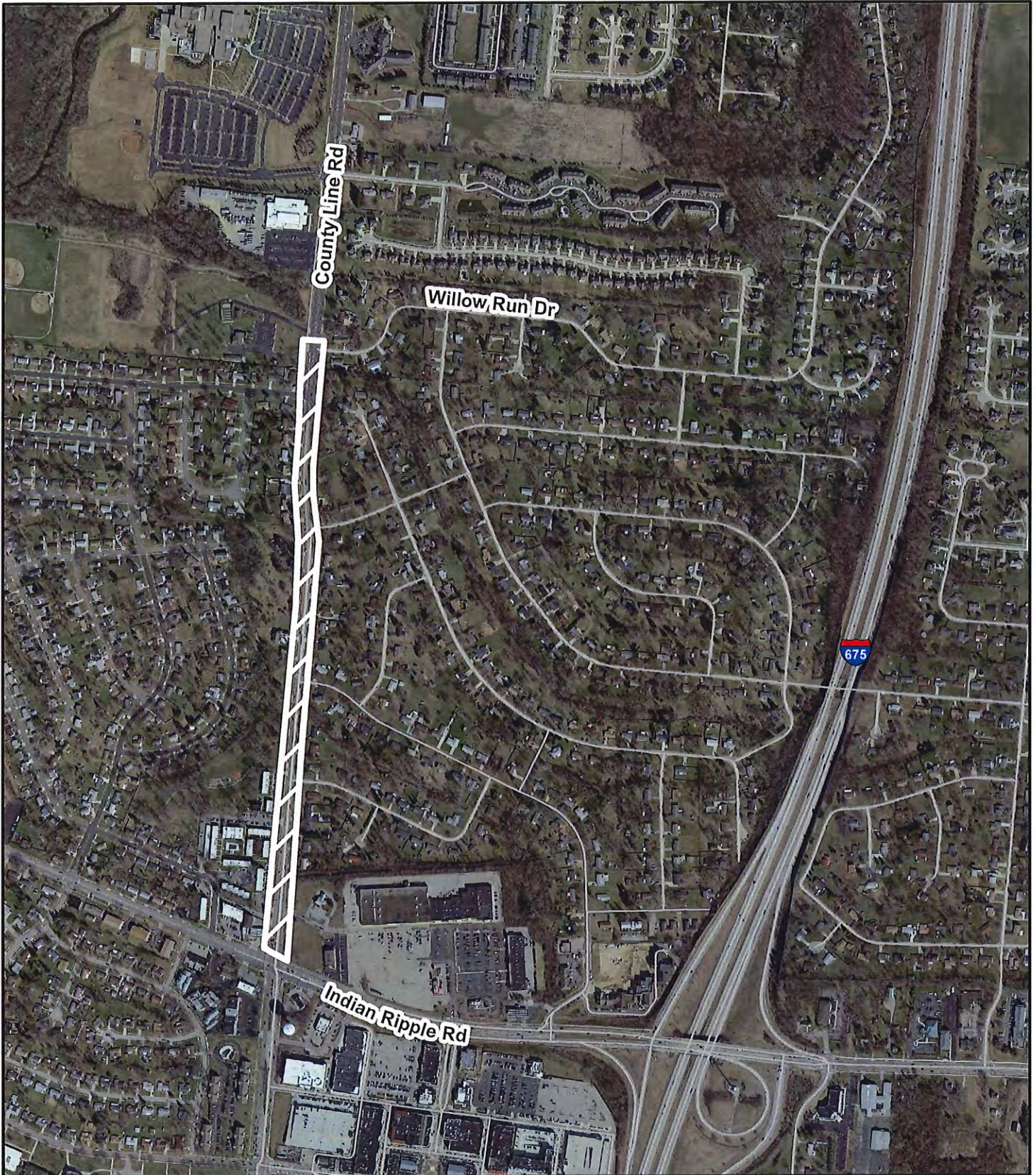
ATTEST:

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Dianne Miscisin, Clerk of Council



# COUNTY LINE ROAD WIDENING



## LEGEND

 Project Location



1:9,600

0 350 700 1,400 2,100  
 Feet







State of Ohio  
**Public Works Commission**  
*Application for Financial Assistance*

IMPORTANT: Please consult "Instructions for Financial Assistance for Capital Infrastructure Projects" for guidance in completion of this form.

Applicant

Applicant: City of Beavercreek Subdivision Code: 057-04720  
District Number: 11 County: Greene Date: 07/26/2019  
Contact: Jeff Moorman, P.E., City Engineer Phone: (937) 427-5513  
(The individual who will be available during business hours and who can best answer or coordinate the response to questions)  
Email: Moorman@Beavercreekohio.gov FAX: (937) 427-5544

Project

Project Name: County Line Road Widening Project; PID No. 103418 Zip Code: 45430

Subdivision Type	Project Type	Funding Request Summary
(Select one)	(Select single largest component by \$)	(Automatically populates from page 2)
<input type="checkbox"/> 1. County	<input checked="" type="checkbox"/> 1. Road	Total Project Cost: <u>3,450,000</u> .00
<input checked="" type="checkbox"/> 2. City	<input type="checkbox"/> 2. Bridge/Culvert	1. Grant: <u>586,500</u> .00
<input type="checkbox"/> 3. Township	<input type="checkbox"/> 3. Water Supply	2. Loan: <u>0</u> .00
<input type="checkbox"/> 4. Village	<input type="checkbox"/> 4. Wastewater	3. Loan Assistance/ Credit Enhancement: <u>0</u> .00
<input type="checkbox"/> 5. Water (6119 Water District)	<input type="checkbox"/> 5. Solid Waste	Funding Requested: <u>586,500</u> .00
	<input type="checkbox"/> 6. Stormwater	

**District Recommendation** (To be completed by the District Committee)

Funding Type Requested	SCIP Loan - Rate: _____ % Term: _____ Yrs	Amount: _____ .00
(Select one)		
<input type="checkbox"/> State Capital Improvement Program	RLP Loan - Rate: _____ % Term: _____ Yrs	Amount: _____ .00
<input type="checkbox"/> Local Transportation Improvement Program	Grant:	Amount: _____ .00
<input type="checkbox"/> Revolving Loan Program	LTIP:	Amount: _____ .00
<input type="checkbox"/> Small Government Program	Loan Assistance / Credit Enhancement:	Amount: _____ .00
District SG Priority: _____		

**For OPWC Use Only**

STATUS	Grant Amount: _____ .00	Loan Type: <input type="checkbox"/> SCIP <input type="checkbox"/> RLP
Project Number: _____	Loan Amount: _____ .00	Date Construction End: _____
_____	Total Funding: _____ .00	Date Maturity: _____
Release Date: _____	Local Participation: _____ %	Rate: _____ %
OPWC Approval: _____	OPWC Participation: _____ %	Term: _____ Yrs

## 1.0 Project Financial Information (All Costs Rounded to Nearest Dollar)

### 1.1 Project Estimated Costs

#### Engineering Services

Preliminary Design: \_\_\_\_\_ .00

Final Design: \_\_\_\_\_ .00

Construction Administration: \_\_\_\_\_ .00

Total Engineering Services: a.) 0 .00 0 %

Right of Way: b.) \_\_\_\_\_ .00

Construction: c.) 3,450,000 .00

Materials Purchased Directly: d.) \_\_\_\_\_ .00

Permits, Advertising, Legal: e.) \_\_\_\_\_ .00

Construction Contingencies: f.) \_\_\_\_\_ .00 0 %

Total Estimated Costs: g.) 3,450,000 .00

### 1.2 Project Financial Resources

#### Local Resources

Local In-Kind or Force Account: a.) \_\_\_\_\_ .00

Local Revenues: b.) 793,500 .00

Other Public Revenues: c.) \_\_\_\_\_ .00

ODOT / FHWA PID: 103418 d.) 2,070,000 .00

USDA Rural Development: e.) \_\_\_\_\_ .00

OEPA / OWDA: f.) \_\_\_\_\_ .00

CDBG: g.) \_\_\_\_\_ .00

☐ County Entitlement or Community Dev. "Formula"

☐ Department of Development

Other: \_\_\_\_\_ h.) \_\_\_\_\_ .00

Subtotal Local Resources: i.) 2,863,500 .00 83 %

#### OPWC Funds (Check all requested and enter Amount)

Grant: 100 % of OPWC Funds j.) 586,500 .00

Loan: 0 % of OPWC Funds k.) \_\_\_\_\_ .00

Loan Assistance / Credit Enhancement: l.) 0 .00

Subtotal OPWC Funds: m.) 586,500 .00 17 %

Total Financial Resources: n.) 3,450,000 .00 100 %

## 1.3 Availability of Local Funds

Attach a statement signed by the Chief Financial Officer listed in section 5.2 certifying all local resources required for the project will be available on or before the earliest date listed in the Project Schedule section. The OPWC Agreement will not be released until the local resources are certified. Failure to meet local share may result in termination of the project. Applicant needs to provide written confirmation for funds coming from other funding sources.

## 2.0 Repair / Replacement or New / Expansion

2.1 Total Portion of Project Repair / Replacement:	<u>450,000</u> .00	<u>13</u> %
2.2 Total Portion of Project New / Expansion:	<u>3,000,000</u> .00	<u>87</u> %
2.3 Total Project:	<u>3,450,000</u> .00	<u>100</u> %

A Farmland  
Preservation letter is  
required for any  
impact to farmland

## 3.0 Project Schedule

3.1 Engineering / Design / Right of Way	Begin Date: <u>04/11/2017</u>	End Date: <u>12/11/2020</u>
3.2 Bid Advertisement and Award	Begin Date: <u>02/25/2021</u>	End Date: <u>03/30/2021</u>
3.3 Construction	Begin Date: <u>05/12/2021</u>	End Date: <u>09/16/2022</u>

Construction cannot begin prior to release of executed Project Agreement and issuance of Notice to Proceed.

Failure to meet project schedule may result in termination of agreement for approved projects.  
Modification of dates must be requested in writing by project official of record and approved by the Commission once the Project Agreement has been executed.

## 4.0 Project Information

If the project is multi-jurisdictional, information must be consolidated in this section.

### 4.1 Useful Life / Cost Estimate / Age of Infrastructure

Project Useful Life: 30 Years      Age: 1995 (Year built or year of last major improvement)

*Attach Registered Professional Engineer's statement, with seal or stamp and signature confirming the project's useful life indicated above and detailed cost estimate.*

### 4.2 User Information

Road or Bridge:      Current ADT 17,040      Year 2015      Projected ADT 21,000      Year 2035

Water / Wastewater: Based on monthly usage of 4,500 gallons per household; attach current ordinances.

Residential Water Rate      Current \$ \_\_\_\_\_      Proposed \$ \_\_\_\_\_

Number of households served: 0

Residential Wastewater Rate      Current \$ \_\_\_\_\_      Proposed \$ \_\_\_\_\_

Number of households served: \_\_\_\_\_

Stormwater: Number of households served: \_\_\_\_\_

## 4.3 Project Description

- A: SPECIFIC LOCATION (Supply a written location description that includes the project termini; a map does not replace this requirement.) 500 character limit.

The project is located along County Line Road within the cities of Beavercreek and Kettering. This project will improve the portion of County Line Road between Willow Run Drive and Indian Ripple Road.

- B: PROJECT COMPONENTS (Describe the specific work to be completed; the engineer's estimate does not replace this requirement) 1,000 character limit.

The portion of County Line Road to be improved with this project is currently a curbed three lane pavement section. This project will widen this section of County Line Road to a curbed five lane pavement section to meet the existing pavement widths immediately to the north and south of the project limits. The widening work is planned along the east side of the roadway. Additionally, a new sidewalk will be constructed along the east side of the roadway, a bikepath along the west side of the roadway, with the existing pavement receiving an overlay and wedging for crossing slope correction.

- C: PHYSICAL DIMENSIONS (Describe the physical dimensions of the existing facility and the proposed facility. Include length, width, quantity and sizes, mgd capacity, etc in detail.) 500 character limit.

This project includes the widening of approximately 3,200 linear feet of roadway from three lanes to five lanes, 3,200 linear feet of curbing, and approximately 45,000 square feet of sidewalk/bikepath.



## 5.0 Project Officials

Changes in Project Officials must be submitted in writing from an officer of record.

### 5.1 Chief Executive Officer (Person authorized in legislation to sign project agreements)

Name: Pete Landrum  
Title: City Manager  
Address: 1368 Research Park Drive  
  
City: Beavercreek State: OH Zip: 45432  
Phone: (937) 427-5510  
FAX: (937) 427-5544  
E-Mail: Landrum@Beavercreekohio.gov

### 5.2 Chief Financial Officer (Can not also serve as CEO)

Name: Bill Kucera  
Title: Finance Director  
Address: 1368 Research Park Drive  
  
City: Beavercreek State: OH Zip: 45432  
Phone: (937) 427-5511  
FAX: (937) 427-5544  
E-Mail: Kucera@Beavercreekohio.gov

### 5.3 Project Manager

Name: Jeff Moorman  
Title: City Engineer  
Address: 1368 Research Park Drive  
  
City: Beavercreek State: OH Zip: 45432  
Phone: (937) 427-5513  
FAX: (937) 427-5544  
E-Mail: Moorman@Beavercreekohio.gov

## 6.0 Attachments / Completeness review

Confirm in the boxes below that each item listed is attached (Check each box)

- ☒ A certified copy of the legislation by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 7.0, Applicant Certification, below.
- ☐ A certification signed by the applicant's chief financial officer stating the amount of all local share funds required for the project will be available on or before the dates listed in the Project Schedule section. If the application involves a request for loan (RLP or SCIP), a certification signed by the CFO which identifies a specific revenue source for repaying the loan also must be attached. Both certifications can be accomplished in the same letter.
- ☒ A registered professional engineer's detailed cost estimate and useful life statement, as required in 164-1-13, 164-1-14, and 164-1-16 of the Ohio Administrative Code. Estimates shall contain an engineer's seal or stamp and signature.
- ☒ A cooperative agreement (If the project involves more than one subdivision or district) which identifies the fiscal and administrative responsibilities of each participant.
- ☒ Farmland Preservation Review - The Governor's Executive Order 98-IV, "Ohio Farmland Protection Policy" requires the Commission to establish guidelines on how it will take protection of productive agricultural and grazing land into account in its funding decision making process. Please include a Farm Land Preservation statement for projects that have an impact on farmland.
- ☒ Capital Improvements Report. CIR Required by O.R.C. Chapter 164.06 on standard form.
- ☒ Supporting Documentation: Materials such as additional project description, photographs, economic impact (temporary and/or full time jobs likely to be created as a result of the project), accident reports, impact on school zones, and other information to assist your district committee in ranking your project. Be sure to include supplements which may be required by your local District Public Works Integrating Committee.

## 7.0 Applicant Certification

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission as identified in the attached legislation; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

**Applicant certifies that physical construction on the project as defined in the application has NOT begun, and will not begin until a Project Agreement for this project has been executed with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding from the project.**

Pete E. Landrum, City Manager

\_\_\_\_\_  
Certifying Representative (Printed form, Type or Print Name and Title)

\_\_\_\_\_  
Original Signature / Date Signed



**CITY COUNCIL**  
**Regular Meeting – July 22, 2019 6:00 p.m.**  
**Council Chambers**

1368 Research Park Dr  
Beavercreek, Ohio

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Mayor Stone
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. ORDINANCES, RESOLUTIONS AND PUDS
  - A. Resolution 19-\_\_\_\_Park Master Plan
- VII. COUNCIL TIME
- VIII. MAYOR'S REPORT
- IX. CITY MANAGER'S REPORT
- X. CITIZEN COMMENTS
- XI. ADJOURNMENT

DRAFT



**CITY COUNCIL**  
**Regular Meeting – August 12, 2019 6:00 p.m.**  
**Council Chambers**

1368 Research Park Dr  
Beavercreek, Ohio

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Vice Mayor Garcia
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. ORDINANCES, RESOLUTIONS AND PUDS
- VII. COUNCIL TIME
- VIII. MAYOR'S REPORT
- IX. CITY MANAGER'S REPORT
- X. CITIZEN COMMENTS
- XI. ADJOURNMENT

DRAFT



# PLANNING DEPARTMENT STATUS REPORT

*July 2, 2019*

## CITY COUNCIL

### July 8, 2019

- PC 19-3, Thoroughfare Plan, public hearing, third reading
- PUD 06-3 SSP #4, Homestead Village, public hearing
- Z-19-1, Specht Rezoning, R-PUD to R-1A, public hearing, first reading

### July 22, 2019

- Z-19-1, Specht Rezoning, R-PUD to R-1A, public hearing, second reading

### August 12, 2019

- Z-19-1, Specht Rezoning, R-PUD to R-1A, public hearing, third reading

Tabled / Delayed / Pending

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### **PLANNING COMMISSION**

- PUD 18-4 SSP #2, Harbert Drive Self Storage, public hearing
- PUD 88-21 MOD 6/19, Major, Marriott Dual-Brand Hotel, public hearing
- PC 19-4 CU, Dean's Plumbing
- PUD 97-1 MOD 6/19, Minor, Fifth Third Bank
- PUD 17-3 MOD 6/19, Minor, Cedarbrook Farms
- S-19-2, Cedarbrook Farms

### **Tabled / Delayed / Pending**

- PC 19-2 ASRA, Zip's Car Wash, public hearing (Tabled indefinitely)

### **Commercial Permits Submitted and Under Review**

- Dollar General
- Noah's Event Venue
- Holiday Inn

**BOARD OF ZONING APPEALS**

July 10, 2019

Currently Tabled or Delayed

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